

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner III

**SUBJECT:** Quasi Judicial Hearing: Ordinance 1st Reading, ZB 7-1-05 / The Courtyards at Rolling Hills / 3501 W Rolling Hills Circle / Generally located at the intersection of Rolling Hills Blvd and Rolling Hills Circle

**AFFECTED DISTRICT:** District 2 and 3

### **TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 7-1-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM PRD 6.3 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT TO R-5, LOW-MEDIUM DENSITY DWELLING DISTRICT AND RM-12, MEDIUM-HIGH DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

### **REPORT IN BRIEF:**

The petitioner request to rezone the following parcels:

Rezone the "Road Parcel" **FROM:** PRD 6.3, Planned Residential Development District **TO:** R-5, Low Medium Density Dwelling District,

Rezone a portion of the "Lake Parcel" **FROM:** PRD 6.3, Planned Residential Development District **TO:** RM-12, Medium-High Density Dwelling District,

Rezone the "Hotel Parcel" **FROM:** PRD 6.3, Planned Residential Development District **TO:** RM-12, Medium-High Density Dwelling District,

Rezone the "Parking Parcel" **FROM:** PRD 6.3, Planned Residential Development District **TO:** RM-12, Medium-High Density Dwelling District.

The petitioner (RHG/TKO II Joint Venture, LLP) is only rezoning those parcels for the construction of the proposed "The Courtyards at Rolling Hills" development. The petitioner is proposing to rezone the Hotel Parcel, Parking Parcel, and a portion of the Lake Parcel to RM-12, Medium-High Density Dwelling District to allow one-hundred and thirty-one (131) town homes. Additionally, the petitioner is proposing to rezone the Road Parcel to R-5, Medium Density Dwelling District and utilize the Tennis Parcel to allow three (3) single-family homes.

According to the Land Development Code, the "Hotel Parcel" and a portion of the "Lake Parcel" together and "Parking Parcel" meet the minimum technical requirements for the RM-

12, Medium-High Density Dwelling District zoning classification, as the minimum lot size required is three-thousand (3,000) square feet, and minimum frontage is one-hundred twenty-five (125) feet. Additionally, the RM-12, Medium-High Density Dwelling District allows for the development of residential multi-family uses including town homes.

The proposed RM-12, Medium-High Density Dwelling District is compatible with the other surrounding zoning districts. Adjacent to the north are mid-rise condominiums and to the east are existing town homes. A lake separates the single-family homes to the south.

The proposed site plan has been designed with the intent of meeting the RM-12, Medium-High Density Dwelling District. It takes into account the existing surrounding uses by providing for adequate transitions, buffers, sidewalks, and vehicular connections. The proposed rezoning of parcels and site plan demonstrate compliance with both the technical requirements and the intent of the RM-12, Medium-High Density Dwelling District.

#### **PREVIOUS ACTIONS:**

At the July 5, 2006 Town Council Meeting, ZB 7-1-05, The Courtyards at Rolling Hills, rezoning application was tabled to the August 16, 2006 meeting. **(Motion carried 5-0)**

#### **CONCURRENCES:**

At the May 24, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to table ZB 7-1-05, The Courtyards at Rolling Hills, Rezoning Application to June 14, 2006. **(Motion carried 5-0)**

At the June 14, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Vice-Chair McLaughlin, to deny. **(Motion carried 5-0, the following comments were provided by the Planning and Zoning Board)**

***Mike Bender:** Believes it will affect living conditions; will increase vehicular traffic congestion; believes that when you increase density, you are granting a special privilege; believes 3.5 zoning will fit into the area.*

***Mimi Turin:** Since PD was needed in area for traffic control and enforcement, it is substantial evidence that there is a traffic problem in the neighborhood and is not logical to think that with increased traffic, the problem would become less; increased traffic would negatively affect living conditions.*

***Karen Stenzel-Nowicki:** Development issues, problems with the land use being 3.5 and the so called "dotted area;" and the fact that the proper documents were not provided for the Town Attorney to review prior to this item coming to us and the Town Council.*

***John Stevens:** Future packets to include letters from residents, etc, in order to see both sides of the story when presented to the Board.*

**FISCAL IMPACT:** None

#### **RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

#### **Attachment(s):**

Ordinance, Planning Report, Justification, Conceptual Site Plan, Land Use Map, Zoning and Aerial Map

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 7-1-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM PRD 6.3 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT TO R-5, LOW-MEDIUM DENSITY DWELLING DISTRICT AND RM-12, MEDIUM-HIGH DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed:

“Road Parcel” **FROM:** PRD 6.3, Planned Residential Development District  
**TO:** R-5, Low-Medium Density Dwelling District,

“Lake Parcel” **FROM:** PRD 6.3, Planned Residential Development District  
**TO:** RM-12, Medium-High Density Dwelling District,

“Hotel Parcel” **FROM:** PRD 6.3, Planned Residential Development District  
**TO:** RM-12, Medium-High Density Dwelling District,

Rezone the “Parking Parcel” **FROM:** PRD 6.3, Planned Residential Development District **TO:** RM-12, Medium-High Density Dwelling District.

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed:

“Road Parcel” **FROM:** PRD 6.3, Planned Residential Development District  
**TO:** R-5, Low-Medium Density Dwelling District,

“Lake Parcel” **FROM:** PRD 6.3, Planned Residential Development District  
**TO:** RM-12, Medium-High Density Dwelling District,

“Hotel Parcel” **FROM:** PRD 6.3, Planned Residential Development District  
**TO:** RM-12, Medium-High Density Dwelling District,

Rezone the “Parking Parcel” **FROM:** PRD 6.3, Planned Residential Development District **TO:** RM-12, Medium-High Density Dwelling District.

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as:

"Road Parcel" - R-5, Low-Medium Density Dwelling District,

"Lake Parcel" - RM-12, Medium-High Density Dwelling District,

"Hotel Parcel" - RM-12, Medium-High Density Dwelling District,

"Parking Parcel" - RM-12, Medium-High Density Dwelling District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.





**Address:** 3501 West Rolling Hills Circle

**Location:** Generally located at the intersection of Rolling Hills Boulevard and Rolling Hills Circle

**Future Land Use Plan Map:** The existing land use designation is Special Classification Residential 3.5 DU/Acre on the Town of Davie Future Land Use Plan Map

The existing land use designation is an Irregular 3.5 Dashed-Line on the Broward County Land Use Plan Map

**Existing Use(s):** Hotel, Vacant Parcel, and Tennis Court

**Proposed Use(s):** One hundred and thirty-one (131) Multi-Family Homes, Three (3) Single-Family Homes, Recreation Amenities Consisting of a Pool, Cabana, & Tennis Court

**Parcel(s) Size(s):** **Parcels included in the rezoning application:**

Road Parcel: .617 Net Acres (26,861 Square Feet)  
Lake Parcel: 1.094 Net Acres (47,655 Square Feet)  
(North Portion = .489 Net Acres)

Hotel Parcel: 9.010 Net Acres (392,470 Square Feet)  
Parking Parcel: 1.204 Net Acres (52,458 Square Feet)

**Parcels not included in the rezoning application**

Island Parcel: .854 Net Acres (37,183 Square Feet)  
Tennis Parcel: 2.104 Net Acres (91,655 Square Feet)  
Lake Parcel: 1.094 Net Acres (47,655 Square Feet)  
(South Portion = .605 Net Acres)

Total: 14.88 Net Acres (647,737 Square Feet)  
15.71 Gross Acres

	<u><b>Surrounding Uses:</b></u>	<u><b>Surrounding Land Use Plan Designation:</b></u>
<b>North:</b>	Rolling Hills Golf and Tennis Club	Residential (3.5 DU/AC)
<b>South:</b>	Rolling Hills Lakes Estates	Residential (3.5 DU/AC)
<b>East:</b>	Villas of Rolling Hills	Residential (3.5 DU/AC)
<b>West:</b>	Rolling Hills Golf and Tennis Club	Residential (3.5 DU/AC)

**Surrounding Zoning:**

**North:** PRD 6.3, Planned Residential Development District  
**South:** R-5, Low-Medium Density Dwelling District  
**East:** PRD 6.3, Planned Residential Development District  
**West:** PRD 6.3, Planned Residential Development District

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## Zoning History

### **Related Zoning History:**

On June 18, 1975, Town Council adopted Ordinance No. 75-014 authorizing settlement of legal action entitled Rolling Hills Development, Inc. vs. Town of Davie, case no. 74-14739 in the Circuit Court of Broward County, Florida, by the property owner consenting that the annexation procedure was valid, and in connection therewith adopting Broward County PUD District zoning category as a zoning category of this Town, adopting the terms and conditions of the Broward County Commission Resolution of August 24, 1973 providing details for the Planned Unit Development provided for the 'Rolling Hills Golf and Tennis Club' subdivision.

On November 21, 1984, Town Council adopted Ordinance No. 84-193, indicating its endorsement of the concept plan to modify the land use regarding 'Rolling Hills Golf and Tennis Club'.

On October 2, 1985, Town Council adopted Ordinance No. 85-80 to rezone (ZB 7-4-85) certain lands within the Town of Davie in conformance with Ordinance No. 81-1 as amended and with the Future Land Use element of the Town of Davie and Broward County Land Use Plans. This administrative rezoning included rezoning the subject site to PRD 6.3.

On April 2, 1986, Town Council adopted Ordinance No. 86-015 abandoning easements established by the plat 'Rolling Hills Golf and Tennis Club'.

On June 3, 1987, Town Council adopted Ordinance No. 87-72 approving a Development Order for the Rolling Hills DRI, which was valid for five years. Subsequent amendments to Ordinance 87-72 occurred amending the DO's build out date.

On March 16, 1994, Town Council adopted Ordinance No. 94-012, finding a proposed change to the Rolling Hills Development of Regional Impact to be a non-substantial deviation.

On January 4, 1995, Town Council adopted Ordinance No. 95-002, finding the proposed change to the Rolling Hills Development of Regional Impact to be a non-substantial deviation; and extending the duration of the DO until March 15, 2001.

On January 15, 2003, Town Council adopted Ordinance 2003-013, authorizing the Mayor and Town Administrator to enter into an agreement between Broward Anchor International Incorporated, Space Development Limited, Rolling Hills International Corporation, and the Department of Community Affairs allowing the development of the proposed multi-family homes, known as a 032 agreement acknowledging that the Rolling Hills DRI was essentially built-out consistent with the DO.

### **Previous Requests on same property:**

*Plat Application:* On November 26, 1973, Broward County Board of County Commissioners approved the Rolling Hills Golf and Tennis Club Plat, which was recorded in Plat Book 81, Page 27 of the Public Records of Broward County.

*Site Plan Application:* (SP 6-2-85), On June 19, 1985, Town Council approved SP 6-2-85, Rolling Hills Hotel, which consisted of a seven-story, 230 room hotel, and swimming pool.

*Vacation Application:* (VA 10-1-93), On December 15, 1993, Town Council approved Ordinance No. 93-047, vacating a drainage easement within parcel 'B' of the Rolling Hills Golf and Tennis Club Plat.

*Vacation Application:* (VA 11-1-93), On January 19, 1994, Town Council approved Ordinance No. 94-006, vacating drainage easements within parcel 'C' of the Rolling Hills Golf and Tennis Club Plat and tracts 5 and 6 of John W. Newman's subdivision.

*Land Use Plan Amendment:* (LA BC 94-3) On January 4, 1995, Town Council adopted Ordinance No. 95-001, amending the comprehensive plan map of the Town of Davie by changing the land use designation of certain lands from Commercial, Commerce/Office, Residential 5 DU/AC, Residential 10 DU/AC, Residential 16 DU/AC, and Commercial Recreation on parcel A to composite Residential 3.5 DU/AC; and, from Commerce/Office on parcel B to Commercial.

*Vacation Application:* (VA 3-1-98) On June 17, 1998, Town Council approved Ordinance No. 98-027, vacating a portion of Road Right-of-Way for SW 36 Street, is located between Pine Island Road and Rolling Hills Circle, and between the Rolling Hills Golf and Tennis Club Plat and Isla Merita condominium.

*Site Plan Modification Application:* (SPM 9-4-98), On October 6, 1998, Site Plan Committee approved SPM 9-4-98, Rolling Hills Hotel, adding a porte cochere at the main entrance to the Rolling Hills Hotel.

*Vacation Application:* (VA 1-2-03), On May 21, 2003, Town Council approved Ordinance No. 2003-017, vacating drainage easements within section 21, township 50 south, range 41 east and within the Rolling Hills Golf and Tennis Club Plat (81-27).

**Concurrent Requests on same property:**

*Delegation Request:* (DG 9-2-05), this delegation request is to vacate four (4) road easements on the Rolling Hills Golf and Tennis Club Plat.

*Delegation Request:* (DG 9-3-05), this delegation request is to vacate drainage easement on the Rolling Hills Golf and Tennis Club Plat.

*Vacation Application:* (VA 8-1-05), this application is to vacate a dedicated road parcel at Southwest 36<sup>th</sup> Street (Rolling Hills Boulevard) on the Rolling Hills Golf and Tennis Club Plat.

*Site Plan Application:* (MSP 7-1-05), this application is for (131) multi-family homes, (3) single-family homes, and a recreational amenity.

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## **Application Details**

### **Development of Regional Impact (DRI):**

The proposed parcels for “The Courtyards at Rolling Hills” development are within the Rolling Hills DRI area. The overall DRI area is approximately 325.5 acres and is generally bounded on the north by 30<sup>th</sup> Street, on the south by southern boundary of the Lake Estates neighborhood, on the east by the commercial properties along University Drive, and on the west by Pine Island Road and the western boundary of the Lake Estates neighborhood.

The Rolling Hills DRI expired in March 2001. In March 2003, the Developer, the Town, and the Florida Department of Community Affairs entered into an agreement that recognized that the DRI was essentially built-out below the DRI thresholds (the “DCA Agreement”).

The Department of Community Affairs then issued a letter (the “Clearance Letter”) acknowledging that, since the former Rolling Hills DRI has been determined to be essentially built-out, future development proposals are subject to the Town’s Comprehensive Plan and Land Development Regulations with no requirements for DRI review.

In addition, according to the “DCA Agreement” and “Clearance Letter,” the Rolling Hills DRI developer installed all required improvements and provided all contributions that were associated with the levels of development.

### **Future Land Use Plan:**

The proposed parcels for “The Courtyards at Rolling Hills” development are designated on the Broward County Land Use Plan and Town of Davie Future Land Use Plan as an “Irregular 3.5 within a Dashed Line. The dashed-line area allows an aggregate density of 3.5 DU/Acre.

### **Zoning District:**

The proposed parcels for “The Courtyards at Rolling Hills” development are currently zoned PRD 6.3, Planned Residential Development District and R-5, Low Medium Density Dwelling District. In 1990, Town of Davie Council Members approved Ordinance 90-4 that repealed the zoning regulations for the PRD. In 2003, Town of Davie Council Members approved Ordinance 2003-21 requiring that owners rezone to a valid Town zoning district prior to development. The property cannot be used in accord with its existing zoning because of these legislative actions of the Town.

### **Density**

The proposed parcels for “The Courtyards at Rolling Hills” development are inside the 3.5 dashed-lined area. Therefore, the number of dwelling units allowed within this area is 1,139

units (325.5 x 3.5 units per acre). As of today, 601 units have been constructed within the dashed line area, and a 290-room hotel.

“The Courtyards of Rolling Hills” development proposes to demolish the existing hotel and construct one-hundred and thirty-one (131) town homes and three (3) single-family homes. This would result in 732 built units within the dashed line area, which about 65% of the total number of residential units permitted by the Land Use Plans.

### **Rezoning Application:**

The petitioner (RHG/TKO II Joint Venture, LLP) is only rezoning those parcels for the construction of the proposed “The Courtyards at Rolling Hills” development. The petitioner is proposing to rezone the Hotel Parcel, Parking Parcel, and a portion of the Lake Parcel to RM-12, Medium-High Density Dwelling District to allow one-hundred and thirty-one (131) town homes. Additionally, the petitioner is proposing to rezone the Road Parcel to R-5, Low-Medium Density Dwelling District and utilize the Tennis Parcel to allow three (3) single-family homes. The following table is of those parcels the petitioner requests to rezone:

	Existing Zoning	Proposed Zoning	Net Acres	Allowable Density
Road Parcel	PRD 6.3	R-5	.617	3.085 Units
Lake Parcel*	PRD 6.3	RM-12	.489	5.868 Units
Hotel Parcel	PRD 6.3	RM-12	9.010	108.12 Units
Parking Parcel	PRD 6.3	RM-12	1.204	14.448 Units

The petitioner is incorporating the following parcels into the overall development, however these are not subject to this rezoning application.

	Existing Zoning	Proposed Zoning	Net Acres	Allowable Density
Island Parcel	PRD 6.3	N/A	.854	5.380 Units
Tennis Parcel	R-5	N/A	2.104	10.520 Units
Lake Parcel**	R-5	N/A	.605	3.025 Units
Total			14.883 15.71 Gross	150.446 Units

\* Approximate Lake Parcel - north of the section line

\*\* Approximate Lake Parcel - south of the section line

## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code, §12-24 (I) (6), Neighborhood Conservation Districts.* The RM-12, Residential Multifamily Medium-High Dwelling District is intended to implement the twelve-(12) multi dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan.

*Land Development Code, § 12-307, Review for rezonings.*

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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## **Staff Analysis**

According to the Land Development Code, the Hotel Parcel and a portion of the Lake Parcel together and Parking Parcel meet the minimum technical requirements for the RM-12, Medium-High Density Dwelling District zoning classification, as the minimum lot size required is three-thousand (3,000) square feet, and minimum frontage is one-hundred twenty-five (125) feet. Additionally, the RM-12, Medium-High Density Dwelling District allows for the development of residential multi-family uses including town homes.

The proposed RM-12, Medium-High Density Dwelling District is compatible with the other surrounding zoning districts. Adjacent to the north are mid-rise condominiums and to the east are existing town homes. A lake separates the single family homes to the south.

The proposed site plan has been designed with the intent of meeting the RM-12, Medium-High Density Dwelling District. It takes into account the existing surrounding uses by providing for adequate transitions, buffers, sidewalks, and vehicular connections. The proposed rezoning of parcels and site plan demonstrate compliance with both the technical requirements and the intent of the RM-12, Medium-High Density Dwelling District.

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## Findings of Fact

### **Rezoning:**

#### **Section 12-307(A) (1):**

**The following findings of facts apply to the rezoning request:**

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The Comprehensive Plan allows parcel within the Future Land Use Plan Map designation of irregular 3.5 dashed-line to be rezoned to the RM-12, Medium-High Density Dwelling District and R-5, Low Medium Density Dwelling District as density in the dashed line area is based upon the land area aggregate.*

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District will allow single and multi-family residential developments that are related and compatible with the adjacent single-family residential development to the south and west, and multi-family residential developments to the north and east to be developed to complete the Rolling Hills Developmentt. Additionally, existing roads, golf courses, and lakes will provide a buffer to the existing single-family homes to the south and west from the proposed multi-family residential development.*

- (c) Existing zoning district boundaries are not logically drawn in relation to existing conditions on the property proposed for change;

*The existing PRD 6.3, Planned Residential Development zoning district, and Development of Regional Impact (DRI) boundaries are not logically drawn, as they are no longer in effect. The DRI has expired and the PRD has been repealed, requiring any new development to rezone to a valid Town of Davie zoning district.*

- (d) The proposed change is not expected to adversely affect living conditions in the neighborhood;



*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District is not expected to adversely affect living conditions in the neighborhood. The design of the parcels have taken into account existing adjacent single and multi-family uses by providing for adequate transitions, buffers, sidewalks, and vehicular connections.*

- (e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District will generate less traffic than what currently exists with a hotel and tennis courts according to the Institute of Transportation Engineers (ITE) trip generation, 6<sup>th</sup> edition.*

- (f) The proposed change is not expected to adversely affect other property values;

*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District may have a positive impact on surrounding property values as the Town of Davie code will ensure that development will be done in accordance with the Town of Davie Land Development Regulations.*

- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District and the proposed development will be built in accordance with existing land development regulations. Surrounding property will be able to be developed in accordance with all existing land development regulations.*

- (h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District is not a grant of special privilege per the Town's Comprehensive Plan and Land Development Code.*

- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.

*The existing zoning designation of the subject parcels are PRD 6.3, Planned Residential Development District and development is not permitted unless these parcels are rezoned to a valid Town of Davie designation.*

(j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location as the entire Rolling Hills development consists of various types of dwelling units and completion of the project will result in increased tax revenue.

*Rezoning the parcels from PRD 6.3, Planned Residential Development to RM-12, Medium-High Density Dwelling District and R-5, Low-Medium Density Dwelling District will not provide the most appropriate designation to enhance the Town's tax base.*

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning and Zoning Board Recommendation**

At the May 24, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to table ZB 7-1-05, The Courtyards at Rolling Hills, Rezoning Application to June 14, 2006. **(Motion carried 5-0)**

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**Mimi Turin:** *Since PD was needed in area for traffic control and enforcement, it is substantial evidence that there is a traffic problem in the neighborhood and is not logical to think that with increased traffic, the problem would become less; increased traffic would negatively affect living conditions.*

**Karen Stenzel-Nowicki:** *Development issues, problems with the land use being 3.5 and the so called "dotted area;" and the fact that the proper documents were not provided for the Town Attorney to review prior to this item coming to us and the Town Council.*

**John Stevens:** *Future packets to include letters from residents, etc, in order to see both sides of the story when presented to the Board.*

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### **Town Council**

At the July 5, 2006 Town Council Meeting, ZB 7-1-05, The Courtyards at Rolling Hills, rezoning application was tabled to the August 16, 2006 meeting. **(Motion carried 5-0)**

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## Exhibits

1. Justification
2. Public Participation Plan
3. Public Letters Concerning the Subject Site
4. 1,000 ft. Mailout List
5. Proposed Site Plan Sketch
6. Future Land Use Map
7. Subject Site, Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

### **FILE LOCATION:**

\\Ns\_th\_01\Town\_Hall\Develop\_Service\P&Z\DavidAbramson\Applications\ZB\_Rezoning\ZB\_05\ZB 7-1-05 The Courtyards @ Rolling Hills

## Exhibit 1 (*Justification Letter*)

### **Courtyards at Rolling Hills** **Exhibit "B"**

#### **Justification Narrative**

##### **1. Reason for Request**

The proposed rezoning is associated with a site plan application (No. MSP 7-1-05) for property that will be referred to in this justification as the Subject Property. The portions of the Subject Property that are proposed for rezoning will be referred to by their parcel descriptions, i.e. the "Hotel," "Parking," "Island," "Road," "Lake" and "Tennis" parcels. The applicant is proposing to rezone the Hotel and Parking Parcels, plus the portion of the Lake Parcel that is currently zoned PRD, from PRD 6.3 to RM-12. The applicant is also proposing to rezone the Road Parcel from PRD & R-5 to R-5, to match the existing R-5 zoning of the Tennis Parcel. The applicant is rezoning these parcels because Davie Ordinance No. 2003-21 requires rezoning from the now-repealed PRD district to a valid Davie zoning district in order to redevelop the property. The applicant seeks to have the bulk of the subject property zoned RM-12 because the regulations of this district are most compatible with the surrounding properties and the most appropriate for development of the site as more fully set forth below. The applicant seeks to retain the existing R-5 zoning on the Tennis Parcel and rezone the adjacent Road Parcel to R-5 to serve as a buffer between the proposed townhouse neighborhood and the single-family neighborhood to the south of the Subject Property.

##### **2. Compliance with § 12-307 of the Town of Davie Land Development Code**

The applicant's requests for rezoning of portions of the Subject Property as described above complies with the criteria set forth in § 12-307 of the Land Development Code as follows:

*(a) Whether the proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.*

The proposed change is consistent with the Davie Comprehensive Plan. The Subject Property is located within a dashed-line area on the Davie Future Land Use Plan map with an allowable residential density of 3.5 dwelling units per acre, which allows a total residential density of approximately 1,139 dwelling units for the area. There are currently 601 dwelling units existing within the dashed-line area. Thus, the 134 residential units proposed by the subject project are well within the allowable density for the dashed-line area.

Further, the proposed rezoning to RM-12 is consistent with the residential use policy which provides for development of moderate density to be located in close proximity to arterial roadways and east of Pine Island Road. The subject property is located in close proximity to University Drive and is east of Pine Island Road.

For the reasons set forth above, the proposed change is consistent with the following provisions of the Town of Davie Comprehensive Plan:

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#### Policy Group 6: Residential Use

Policy 6-1: Residential development of moderate to high density should be located in close proximity to arterial roadways, available mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges.

Policy 6-3: Residential and mixed-use developments designated as dashed-line areas on the Davie Future Land Use Plan map shall be subject to density and use restrictions as contained in the Dashed-Line area discussion under the Residential category in the Permitted Uses portion of the Implementation Section.

#### Residential Land Use Category

The permitted uses of the Residential category include the following: 1. Dwelling units, subject to the density limits shown on the Davie Future Land Use Plan map for the particular parcel.

d. Dashed-Line Areas. Selected parcels are identified on the Davie Future Land Use Plan map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears within the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line area. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

*(b) Whether the proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts.*

The proposed change to RM-12 will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts. Specifically, RM-10 zoning is located immediately southwest of the subject property, and RM-16 zoning is located northeast and northwest of the subject property. Thus, zoning the property RM-12 is certainly compatible with the adjacent zoning districts. On a larger scale, the subject property is located in between a single family residential district to the west and the commercial district and regional activity center to the east. As one progresses from the west to the east, the densities and intensities increase. The subject rezoning is consistent with this overall scheme by providing a district moderate in density which is in between the low density single family residential to the west of the property and the higher intensity development found in the commercial zoning along University Drive.

*(c) Whether existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

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The existing PRD 6.3 boundary is not illogically drawn, but as stated earlier, the applicant may not redevelop the property under the PRD zoning district because it no longer exists. The RM-12 multi-family residential zoning district sought by the applicant, considered together with the undeveloped "Island" Parcel and the R-5 parcels as a buffer to the neighborhood to the south, is consistent with the existing conditions on the surrounding properties, including the single family residential development to the south, the high-rise multifamily community to the north, the town home community to the east, and a golf course to the west.

*(d) Whether the proposed change will adversely affect living conditions in the neighborhood.*

The proposed change will not adversely affect living conditions in the neighborhood. The subject property is surrounded by a multi-family residential development and a single-family residential development. The residential use allowed in the RM-12 zoning district, together with the R-5 buffer along the south of the Subject Property, is more consistent with the neighborhood than the outdated hotel and parking lot which currently exists on a majority of the subject property. The redevelopment of the site with a multi-family development will provide the neighborhood with a consistent residential use throughout in place of the hotel, which is out of character for the mostly residential neighborhood.

*(e) Whether the proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.*

The proposed change is within the permitted residential density for the dashed-line area on the Davie Future Land Use Plan map. Thus, the proposed change will not increase traffic above that which would be anticipated with permitted densities of the underlying land use plan designation. Further, the proposed change will not increase traffic at all, because the traffic impact of the proposed use is LESS than the traffic from the existing hotel use.

*(f) Whether the proposed change will adversely affect other property values.*

The proposed change will not adversely affect other property values. The RM-12 zoning district is consistent with the residential development which surrounds the subject property. Further, the rezoning will enhance the residential character of the neighborhood by replacing the hotel and parking lot which currently fronts Rolling Hills Circle with a townhouse development. The regulations within RM-12 provide sufficient setback and height requirements so as to not adversely affect the value of the surrounding properties. The R-5 area along the south of the Subject Property and the amenity proposed there will further ensure the preservation of existing property values.

*(g) Whether the proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations.*

Clearly, rezoning the property to a conventional, valid Town of Davie zoning district in place of the PRD will not deter development of other property in accordance with the current regulations. Rather, the proposed rezoning will ensure that development of the site complies

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with the current Town regulations, which regulations take into account the need for compatibility with surrounding uses. Further, there are compatible densities in the vicinity of the Subject Property. Thus, the rezoning to RM-12 and to R-5 is consistent with surrounding existing regulations.

*(h) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.*

Rezoning portions of the Subject Property as proposed will not constitute a grant of special privilege to the applicant because the Town of Davie has required the rezoning by ordinance. Further, there are RM-10 and RM-16 zoning districts located to the north and south of the subject site. Thus, the Town of Davie has previously determined that it is within the welfare of the general public to zone property in the general area of the Subject Property with moderate to high density multi-family residential zoning districts. Rezoning the property to RM-12 and to R-5 is consistent with the requirements of Davie, surrounding patterns of development and zoning districts and thus, cannot constitute a grant of special privilege for the applicant.

*(i) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

The PRD zoning district was repealed, and Ordinance 2003-21 was adopted requiring that owners rezone to a valid Town zoning district prior to development. The property can not be used in accord with its existing zoning because of these legislative actions of the Town.

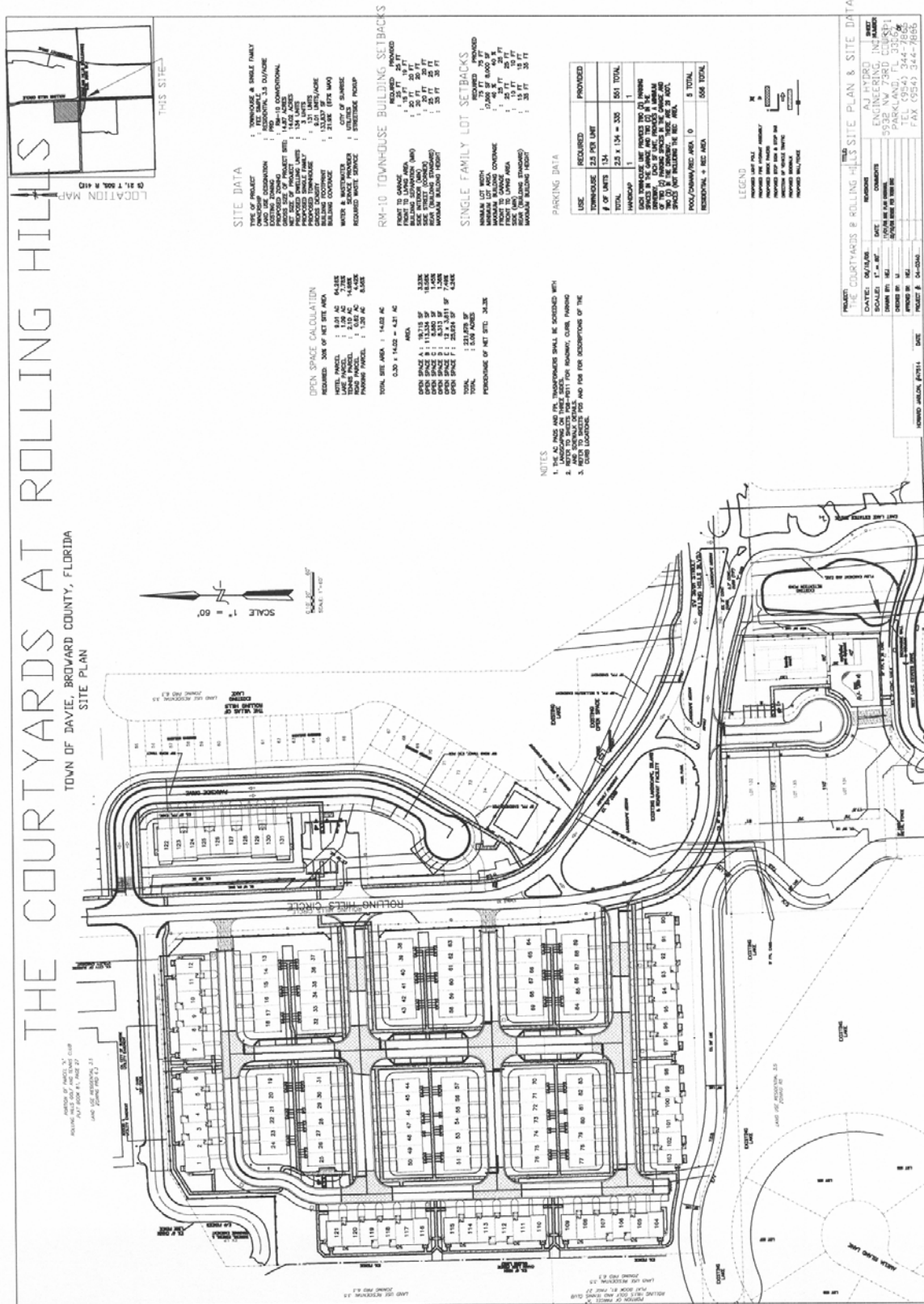
*(j) Whether the proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.*

As set forth above, the density provided for in the RM-12 and R-5 zoning districts is consistent with the Davie Future Land Use Plan map and comprehensive plan policies which direct moderate residential densities to be developed east of Pine Island Road. The RM-12 district proposed for the Hotel and Parking parcels allows the proposed 131 townhouses to be developed on the site, which townhouses will enhance the Town's tax base. The area proposed to be rezoned to R-5, like the adjacent R-5 area, will allow the construction of the proposed amenity and three (3) single family homes, which will also enhance the Town's tax base. A lower density would not allow the proposed number of townhouses to be built and would result in a lower tax base due to fewer residential units. The RM-12 district is wholly compatible with the adjacent land use designations because it provides a moderate density development in between a lower density residential use to the west and the higher intensity RAC and commercial land use to the east. Further, there are residential uses at 16 dwelling units per acre and 10 dwelling units per acre to the north and south of the subject property. In sum, the proposed rezonings strike a balance between providing the Town with an enhanced tax base and rezoning the subject property to a residential density which is consistent with the surrounding pattern of land use designations.

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## Exhibit 3 (*Public Participation Summary*)

### **Courtyards at Rolling Hills Citizen Participation Report**

March 10, 2006

Town of Davie  
6591 Orange Drive  
Davie, Florida 33314  
Attention: Mr. David Abramson  
Development Services Department

Re: Courtyards at Rolling Hills  
*Site Plan Application*  
*Rezoning Application from PRD 6.3 to RM-10*  
*Vacation and Delegation Request Applications*

The Applicant, RHG/TKO II, Joint Venture, LLP, by TKO Construction Corporation, its partner, by Jordan Klemow, its president, is pleased to present its **Citizen Participation Report** on this project, in accordance with Section 12-319, *et seq.*, Davie Code of Ordinances.

#### **I. Introduction and Summary of the Project**

The Courtyards at Rolling Hills Project is proposed for approximately 15 acres located generally west of University Drive and south of 30<sup>th</sup> Street, in the vicinity of Rolling Hills Boulevard and Rolling Hills Circle. The Project is an infill project to redevelop the hotel site and build out the remaining property within the former "Rolling Hills Development of Regional Impact" at a much lower density and intensity of development than originally contemplated for that DRI.

The original site plan for the Project included 143 townhouses, but the plan has been revised through the citizen participation process to now include 131 townhouses and 3 single family homes plus an amenity area including a tennis court, pool and meeting space, which will be available to the neighbors in the Lake Estates community.

#### **II. Summary of the Citizen Participation Effort**

The Applicant's original Citizen Participation Plan, as approved by the Town, called for two (2) citizen informational meetings to be held on August 10, 2005, and August 22, 2005. Those meetings were conducted as scheduled. The Town provided a list of the persons to receive notice, a copy of which is attached as Exhibit "1." The notification letter sent by the Applicant to the persons listed on the Town's list is attached as Exhibit "2."

In addition, the Applicant conducted a third public informational meeting on December 19, 2005. Since the attendees at the first two meetings who expressed concerns about the Project were all residents of Lake Estates at Rolling Hills, the Applicant attempted to identify every resident of the Lake Estates community and sent notice of the third meeting to the entire Lake Estates community, as well as the original list provided by the Town. The notice list for the third meeting is attached as Exhibit "3" and the letter providing notice of the meeting is attached as Exhibit "4."

### **III. Dates and Locations of all Citizen Meetings**

First meeting:

August 10, 2005, Davie Police Department Meeting Room, 1230 S. Nob Hill Road

Second meeting:

August 22, 2005, Davie Police Department Meeting Room

Third meeting:

December 19, 2005, Signature Grand

### **IV. Names, Dates, Addresses and Number of People that Participated**

The attendance list from each of the three meetings is attached as Exhibit "5."

### **V. Summary of the Issues and Concerns Raised and Applicant's Responses; Summary of the Results of the Citizen Participation Efforts**

A. Representatives of the Lake Estates Homeowner's Association and some residents of Lake Estates opposed the project because they contended that the developer of their community, which is also the current owner and seller of the property for this Project, had not abided by its agreements relating to Lake Estates. The areas of concern were: the lack of maintenance of the 9-hole Grand Oaks golf course; drainage or water retention area problems at two locations; and, the loss of use of the hotel amenities, including the tennis courts and pool area. These concerns were addressed as follows:

1. The site plan for the parcel located closest to the Lake Estates community was modified to provide for 3 single family homes plus a pool, tennis court and meeting room on that parcel, rather than townhouses. The shared amenity area will be available to the residents of Lake Estates. These site plan revisions address the concerns about the loss of the hotel amenities.

2. Although the Applicant has no legal responsibility or authority for matters between the Lake Estates homeowners and the developer of that community or the owners of the 9-hole golf course, Mr. Klemow has repeatedly attempted to bring those

interested parties together to reach agreement on a list of outstanding issues and to assist with their resolution.

B. Representatives of the Lake Estates Homeowner's Association and some residents of Lake Estates expressed opposition to the development of townhouses at the Project site. The concerns regarding townhouses were: the density, as a general matter; whether sufficient parking would be provided so as to minimize street parking; and, whether the garages would have sufficient space for residents to store trash cans inside their garages. In addition, some residents found the proposed architecture unattractive. These concerns were addressed as follows:

1. The site plan was modified to reduce the total number of units from 143 to 134.
2. The design of the townhomes was significantly modified to include a predominance of units with 2-car garages, to address the concerns regarding street parking and storage of trash cans.
3. The site plan was modified to utilize design features of New Urbanism, including pedestrian-oriented features. The architectural plans were significantly modified to incorporate design features for which the neighboring residents expressed a preference, as shown on the new elevation enclosed as Exhibit "6."

C. The Lake Estates Homeowner's Association has not responded further to Mr. Klemow regarding their concerns, and they may remain opposed to the Project. However, the Applicant maintains that it has addressed all of the concerns raised by residents regarding the Project that were within the control of the Applicant. Concerns regarding actions or inactions of the previous developer or of the owner of the Grand Oaks golf courses are not within the control of this Applicant.

Respectfully submitted,

Jordan Klemow  
Courtyards at Rolling Hills

Exhibit List

1. Notice List provided by Town
2. Original notice letter to residents
3. Expanded Notice List for third meeting
4. Notice letter to residents for third meeting
5. Attendance lists from each of three (3) public participation meetings
6. Revised townhouse elevation

**EXHIBIT 1**

Notice List provided by Town

Name	Address	city
47 ROLLING HILLS VILLAS LLC	3326 LAKESIDE DR	DAVIE FL 33328
ABAROA,AL	3627 AMELIA ISLAND LANE	DAVIE FL 33328
ABRAMS,MINDY	3536 PARKSIDE DR	DAVIE FL 33328
ALBURY,JOSEPH H & ENID J	8244 S LAKE FOREST DR	DAVIE FL 33328
ALLBRITTON,JAMES & ROSE	3521 LAKESIDE DR	DAVIE FL 33328
ALOUPIS,EVAN	3335 LAKESIDE DR	DAVIE FL 33328
AUCAMP,BETTY DIANNE	3433 LAKESIDE DR	DAVIE FL 33328
AUERBACH,DAVID P	3314 LAKESIDE DR	DAVIE FL 33328
BANKERS TR	155 N LAKE AVE	PASADENA CA 91101
BARKER,JOHN H & BARBARA	3760 E LAKE ESTATES DR	DAVIE FL 33328-3078
BARLEV,AVINOAM	3355 LAKESIDE DR	DAVIE FL 33328
BARNEY,MARGARET F & PATRICK M	3512 PARKSIDE DR	DAVIE FL 33328
BARR,RONALD & KAREN W	4108 N 48 AVE	HOLLYWOOD FL 33021
BARRETT,DELORES G	3574 PARKSIDE DR	DAVIE FL 33328
BAUM,BARBARA	3706 AMELIA ISLAND LANE	DAVIE FL 33328
BAYLESS,PAUL DOOHUN & IZUMI	22445 SW 88 AVE #201	BOCA RATON FL 33428
BECKMAN,RANDY L	3350 LAKESIDE DR	DAVIE FL 33328
BEDLEY,MICHAEL D & DARLENE	8080 BERMUDA POINT LANE	DAVIE FL 33328-3024
BELL,DOUGLAS R & ALICE R	3761 EAST LAKE ESTATES DR	DAVIE FL 33328-3069
BIRGANI,BEHNAM & MARIA M	3881 E LAKE ESTATES DR	DAVIE FL 33328
BLAKELEY,KENNETH W & VALERIE A	3505 LAKESIDE DR	DAVIE FL 33328
BORNSTEIN,MARVIN T & IRIS J	3822 W LAKE ESTATES DR	DAVIE FL 33328
BROWARD ANCHOR INT'L LTD	3501 W ROLLING HILLS CIR	DAVIE FL 33329-1944
BRUNT,BRUCE & KARLEEN K	3562 PARKSIDE DR	DAVIE FL 33328
BUCHANAN,ROBERT L JR & WENDY W	8444 S LAKE FOREST DR	DAVIE FL 33328
CAMACHO,LUIS & DOROTHY R	3359 LAKESIDE DR	DAVIE FL 33328
CARTER,THOMAS L & VICKY	8060 BERMUDA POINT LANE	DAVIE FL 33328-3024
CELLER,RICHARD B & EMILY K	3709 SPANISH OAK PT	DAVIE FL 33328
CHIANG,JOHNNY C & WINNIE K	3322 LAKESIDE DR	DAVIE FL 33328
CHIRAMEL,PHILIP & MARY	8384 S LAKE FOREST DR	DAVIE FL 33328
COLEMAN,CLELLAN K & DELORES D	3379 LAKESIDE DR	DAVIE FL 33328
COLLINS,KEYRON R & MIRIAM	8120 BERMUDA POINT LN	DAVIE FL 33328
COLMAN,BONNIE S	3319 LAKESIDE DR	DAVIE FL 33328
COLMAN,BONNIE S	3425 LAKESIDE DR	DAVIE FL 33328
CUBEDDU,LUIGI	3371 LAKESIDE DR	DAVIE FL 33328
DANG,CONG	8382 N LAKE FOREST DR	DAVIE FL 33328
DAVIS,LAUREN E ROBERTS	8282 N LAKE FOREST DR	DAVIE FL 33328
DE FEGALL,NOUHAD GEBRAEL	3801 E LAKE ESTATES DR	DAVIE FL 33328
DEBOGORY,ALEX JR	8323 N LAKE FOREST DR	DAVIE FL 33328
DEFABRIQUE,LOIC & CAROL	3920 E LAKE ESTATES DR	DAVIE FL 33328
DELETIS,CONRAD REV LIV TR	3862 W LAKE ESTATES DR	DAVIE FL 33328
DIAZ,JOSE GENARO	3737 AMELIA ISLAND LANE	DAVIE FL 33328
DISPENSA,JOSEPH P & MARIA	3351 LAKESIDE DR	DAVIE FL 33328
DRATH,LANEY K REV LIV TR	3501 LAKESIDE DR	DAVIE FL 33328
DUNBAR,DOUGLAS W & CAMIE R	3842 W LAKE ESTATE DR	DAVIE FL 33328
ECHEVERRIA,MANUEL E & LIVIA	3808 SPANISH OAK POINT	DAVIE FL 33328
EFFREN,MARLENE	3586 PARKSIDE DR	DAVIE FL 33328
ELMS,HOLLY	3383 LAKESIDE DR	DAVIE FL 33328
FAIRCHILD,VICTOR R	3741 E LAKE ESTATES DR	DAVIE,FL 33328-3069
FARRELL,STEPHANIE T	3533 LAKESIDE DR	DAVIE FL 33328
FELKOWITZ,STEVEN A	3901 E LAKE ESTATES DR	DAVIE FL 33328
FELKOWITZ,STEVEN A	3525 LAKESIDE DR	DAVIE FL 33328
FERNANDEZ,KEVIN S	8202 N LAKE FOREST DR	DAVIE FL 33328
FISHER,JAMES C & BETTY J	3701 E LAKES ESTATES DR	DAVIE FL 33328
FLANAGAN,PATRICK J	3880 E LAKE ESTATES DR	DAVIE FL 33328

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FLANNERY, MR. JAMES	3629 WEST BELL DRIVE	DAVIE, FL 33328
FLORIDA GOLF MGMT INC	3201 W ROLLING HILLS CIR	DAVIE FL 33328-1938
FLORIDA GOLF MGMT INC	450 LAS OLAS BLVD #1500	FT LAUDERDALE FL 33301
FORD,DINSDALE W & BEVERLY M	3339 LAKESIDE DR	DAVIE FL 33328
FORD,HUGH	3401 LAKESIDE DR	DAVIE FL 33328
FRANK,MICHAEL H	3343 LAKESIDE DR	DAVIE FL 33328
GALLERY,NICHOLAS P	3532 PARKSIDE DR	DAVIE FL 33328
GARRETSON,JONATHAN G & ROBERTA R	3888 SPANISH OAK POINT	DAVIE FL 33328
GEENSBURG,CARY B & PATRICIA	8101 BERMUDA POINT LANE	DAVIE FL 33328
GHEN,REBECCA	3391 LAKESIDE DR	DAVIE FL 33328
GRADY,JAMES J & SOVERIGN	3347 LAKESIDE DR	DAVIE FL 33328
GRAFF,JEREMIAH A & MARY R	3421 LAKESIDE DR	DAVIE FL 33328
GREEN,MARY R	8020 BERMUDA POINT LANE	DAVIE FL 33328-3024
HADEED,ANIS & SHIRLEY	3861 E LAKE ESTATES DR	DAVIE FL 33328
HADEED,DAVID A & JACQUELINE	3841 EAST LAKE ESTATES DR	DAVIE FL 33328-3070
HAMANN,KENNETH G & ANNABELLE J	8284 S LAKE FOREST DR	DAVIE FL 33328
HARNEY,FAZEELA	3504 PARKSIDE DR	DAVIE FL 33328
HARRISON,ROGER B	3556 PARKSIDE DR	DAVIE FL 33328
HAYWOOD,KATHLEEN	3821 E LAKE ESTAES DR	DAVIE FL 33328
HERMANN,RICHARD P II & LISA K	8264 S LAKE FOREST DR	DAVIE FL 33328
HESSSELMAN,HENRIK & SUSAN	3331 LAKESIDE DR	DAVIE FL 33328
HEYGATE,ANDY J & MARIA I	8205 S LAKE FOREST DR	DAVIE FL 33328
HOFFMAN,RICHARD & PERLA	8490 S LAKE FOREST DR	DAVIE FL 33328
IBRAHIM,SHERIF K & HANAN	8243 N LAKE FOREST DR	DAVIE FL 33328
ISLA MERITA HOMEOWNERS CONDO II	PO BOX 290281	DAVIE FL 33329-0281
JANZER,WILLIAM & MARGARET	3821 E LAKE ESTATE DR	DAVIE FL 33328
JAY,GARY	3568 PARKSIDE DR	DAVIE FL 33328
JONES,EDDIE J & MARILYN K	3677 AMELIA ISLAND LANE	DAVIE FL 33328
KAHN,KRISTY	3387 LAKESIDE DR	DAVIE FL 33328
KARMEL,RONALD F 1/2 INT	8100 BERMUDA POINT LANE	DAVIE FL 33328-3025
KEAN,SCOTT A & STACEY	3738 SPANISH OAK POINT	DAVIE FL 33328
KING,SHARON	3782 W LAKE ESTATES DR	DAVIE FL 33328
KIOSKO INC	3580 PARKSIDE DR	DAVIE FL 33328
KIRKHAM,JAMES E & JEANNE D	3552 PARKSIDE DR	DAVIE FL 33328
KLEIN,TED	3540 PARKSIDE DR	DAVIE FL 33328
KNIGHT,TAMMY L	8344 S LAKE FOREST DR	DAVIE FL 33328
LABRUTO,PHILIP J & SANDRA	3762 W LAKE ESTATES DR	DAVIE FL 33328
LAMMER,PATRICK & CHERYL	3520 PARKSIDE DR	DAVIE FL 33328
LAU,HOWARD & ELSIE A	3334 LAKESIDE DR	DAVIE FL 33328
LEE,FRANCIS F 1/2 INT EA	8464 S LAKE FOREST DR	DAVIE FL 33328
LEGGETT,GRADY L & CANDACE F	3529 LAKESIDE DR	DAVIE FL 33328
LEVINE,NORMA G REV TR	3405 LAKESIDE DR	DAVIE FL 33328
LEVY,AVRAHAM & MIRIAM	3722 W LAKE ESTATE DR	DAVIE FL 33328
LOAYZA,DOLORES MEDINA	3409 LAKESIDE DR	DAVIE FL 33328
LOBRACCO,VINCENT & JOANKA	8342 N LAKE FOREST DR	DAVIE FL 33328
LOCKHART,HARVEY C & THELMA	8463 N LAKE FOREST DR	DAVIE FL 33328
LUCANIA,GASPARE & MARIA	3413 LAKESIDE DR	DAVIE FL 33328
LUCANIA,NUNZIO	3363 LAKESIDE DR	DAVIE FL 33328
MAINE,CHARLES E & ROSE M	3513 LAKESIDE DR	DAVIE FL 33328
MANCA,MARK S & LOURDES M	8363 N LAKE FOREST DR	DAVIE FL 33328
MARCINKOSKI,RONALD E & RENEE S	3721 E LAKE ESTATES DR	DAVIE FL 33328
MARINOS,ANGELO 1/2 INT EA	8304 S LAKE FOREST DR	DAVIE FL 33328
MARNELL,LEONARD & RONNIE	3437 LAKESIDE DR	DAVIE FL 33328
MARNELL,LEONARD W & RONNIE	3318 LAKESIDE DR	DAVIE FL 33328
MARTIN,DONALD &	8343 N LAKE FOREST DR	DAVIE FL 33328
MARTORELLA,FRANK L & CAROLYN	3395 LAKESIDE DR	DAVIE FL 33328

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MCDONALD, DAVID A & ELIZABETH A	3676 AMELIA ISLAND LANE	DAVIE FL 33328
MELTZER, MICHAEL S & JEN	3315 LAKESIDE DR	DAVIE FL 33328
MELVILLE, GUILLERMO J	3367 LAKESIDE DR #28	DAVIE FL 33328
MERINO, MICHAEL H & LOREN D	3902 W LAKE ESTATES DR	DAVIE FL 33328
MIAMI ANCHOR INTL CORP	1063 NW 124 TER	SUNRISE FL 33323
MILFORD, CANDACE ANNE	3700 E LAKE ESTATES DR	DAVIE FL 33328-3078
MILLER, ROBERT F & LIANE G	3800 E LAKE ESTATE DR	DAVIE FL 33328
MING, LEESA B 1/2 INT	8364 S LAKE FOREST DR	DAVIE FL 33328
MOORE, ROBERT C JR & ROSA I	3330 LAKESIDE DR	DAVIE FL 33328
MORRICE, ROBERT & NATALIE	3900 E LAKE ESTATE DR	DAVIE FL 33328
MOUREK, MELISSA	3592 PARKSIDE DR	DAVIE FL 33328
NARDI, JAMES J & KELLYE M	8500 S LAKE FOREST DR	DAVIE FL 33328
NGUYEN, BAO T	8404 S LAKE FOREST DR	DAVIE FL 33328
NOVA SOUTHEASTERN UNIVERSITY INC	3301 COLLEGE AVE	FT LAUDERDALE FL 33314
O'CONNOR, HORACIO G & ABELLA	8121 BERMUDA POINT LANE	DAVIE FL 33328
OSSA, MARIO A & ANA LUCIA	8422 N LAKE FOREST DR	DAVIE FL 33328
PANG, SHEN SHI & CHI-LIEN C	3780 E LAKE ESTATES DR	DAVIE FL 33328
PETRONELLA, ROBERT REV TR	3702 W LAKE ESTATES DR	DAVIE FL 33328
POLLOCK, ALVIN & EDNA A	3740 E LAKE ESTATES DR	DAVIE FL 33328-3078
POMPEI, EMIDIO & MARITZA	3820 E LAKE ESTS DR	DAVIE FL 33328-3077
PRAIMNATH, SOBHA	3508 PARKSIDE DR	DAVIE FL 33328
PRIMEAU, SCOTT H	3528 PARKSIDE DR	DAVIE FL 33328
PU, MARY 1/2 INT	8303 N LAKE FOREST DR	DAVIE FL 33328
RABINOWITZ, ADAM G & DANA S	8443 N LAKE FOREST DR	DAVIE FL 33328
RAMOS, ALEXIS & VILMA MEDINA	8021 BERMUDA POINT LANE	DAVIE FL 33328
RECHICHI, DOMINIC J SR	8322 N LAKE FOREST DR	DAVIE FL 33328
REITZES, MARIE REV LIV TR	3742 W LAKE ESTATE DR	DAVIE FL 33328
RHO PROPERTIES	120 S UNIVERSITY DR STE B	PLANTATION FL 33324-3331
RICHTER, PERRY & MARNI	3649 SPANISH OAK PT	FT LAUDERDALE FL 33328
RIMER, JEFFERY & FERREL	3629 SPANISH OAK PT	DAVIE FL 33328
RODRIGUEZ, ALDO H	1717 NW 82 AVE	MIAMI FL 33126
RODRIGUEZ, JOSE L	3354 LAKESIDE DR	DAVIE FL 33328
ROGERS, RICHARD M & KIM D	3707 AMELIA ISLAND LANE	DAVIE FL 33328
ROLLING HILLS INTL COUNTRY CLUB	3501 W ROLLING HILLS CIR	DAVIE FL 33328-1944
ROSENBERG, NEIL D & SUSAN	3860 E LAKE ESTATES DR	DAVIE FL 33328
ROSENBLATT, JEFFRY M & LESLI D	8424 S LAKE FOREST DR	DAVIE FL 33328
ROSINI, BARBARA A REV TR	3516 PARKSIDE DR	DAVIE FL 33328
ROSS, BARRY & DIANE	3628 SPANISH OAK PT	DAVIE FL 33328
SANTIAGO, NOEL	3342 LAKESIDE DR	DAVIE FL 33328
SANTINI, TERRY	3417 LAKESIDE DR	DAVIE FL 33328
SANZOBRINO, BRENDA	8040 BERMUDA POINT LANE	DAVIE FL 33328-3024
SARKISIAN, ARMAN & MELISSA	3375 LAKESIDE DR	DAVIE FL 33328
SCHNEIDER-LARSON, PAMELA	3310 LAKESIDE DR	DAVIE FL 33328
SCHUHL, ROBERT & RODELLE	8283 N LAKE FOREST DR	DAVIE FL 33328
SMADES, MICHELLE	3769 SPANISH OAK POINT	DAVIE FL 33328
SNYDER, STEVEN R & BEVERLY R	3338 LAKESIDE DR	DAVIE FL 33328
SOLOMON, FRANCES REV TR	3544 PARKSIDE DR	DAVIE FL 33328
SPACE DEV LTD	3501 W ROLLING HILLS CIR	DAVIE FL 33328-1944
SPIERS, DAVID G & RUTH E	8141 BERMUDA POINT LANE	DAVIE FL 33328
STEIMLE, ROCKY & NORMA B	3517 LAKESIDE DR	DAVIE FL 33328
SWETZER, MARGARET M	3323 LAKESIDE DR	DAVIE FL 33328
TERAZAWA, JOANNE LAURETTE	3781 E LAKE ESTATES DR	DAVIE FL 33328-3069
TORRES, GUILLERMO	3524 PARKSIDE DR	DAVIE FL 33328
TURNER, JACQUELINE M	3647 AMELIA ISLAND LANE	DAVIE FL 33328
TUTKO, GREGORY & MELODIE	3739 SPANISH OAK POINT	DAVIE FL 33328
VENKATASAMY, DURAIRAJ &	8442 N LAKE FOREST DR	DAVIE FL 33328

#1-FS/US65021-v01



VILLALOBOS,ELDA ROSA	3802 W LAKE ESTATES DR	DAVIE FL 33328
VILLAS OF ROLLING HILLS	PO BOX 541058% THE RAM REALTY	LAKE WORTH FL 33454
VIVANCO,FRANCISCO JAVIER	3327 LAKESIDE DR	DAVIE FL 33328
WALLACE,TONY 1/2 INT	8041 BERMUDA POINT LANE	DAVIE FL 33328
WANCLER,SALOMON & AMANDA S	8223 N FOREST DR	DAVIE FL 33328
WANG,STEVE G & KIMBERLY	8403 N LAKE FOREST DR	DAVIE FL 33328
WARTICOVISCHI,HARRY & JENNIFER	8485 S LAKE FOREST DR	DAVIE FL 33328
WASHA,WILLIAM J & MARY JANE	8423 N LAKE FOREST DR	DAVIE FL 33328
WEAVER,NICHOLAS S &	3346 LAKESIDE DR	DAVIE FL 33328
WEIL,SCOTT M & JODI L	3311 LAKESIDE DR	DAVIE FL 33328
WEINBERG,MARSHALL A & REBECCA A	8061 BERMUDA POINT LANE	DAVIE FL 33328-3024
WOLF,LYNN E	3429 LAKESIDE DR	DAVIE FL 33328
ZEFERETTI,LEO C & BARBARA	3840 E LAKE ESTATE DR	DAVIE FL 33328
ZELL,DAVID TRUSTEE	3500 PARKSIDE DR	DAVIE FL 33328

01-611565021v01

**EXHIBIT 2**

Original notice letter to residents

July 27, 2005

Re: Proposed "Courtyards at Rolling Hills" Townhouse Project  
Approximately 15 acres, located west of University Drive, in the vicinity of Rolling Hills Boulevard and Rolling Hills Circle; portions of parcels A, B and C of Rolling Hills Golf and Tennis Club, plat book 81, page 27, and portions of Tract A of Rolling Hills Golf Estates, plat book 157, page 15

Dear Property Owner:

This letter is to inform you that two (2) public meetings will be held regarding the Courtyards at Rolling Hills townhouse project, described above. The first meeting is on Wednesday, August 10, 2005, at the Davie Police Department community meeting room, 1230 S. Nob Hill Road, Davie, Florida 33324, starting at 6:00 pm. At the meeting we will present plans and other information for the proposed townhouse community to be known as "Courtyards at Rolling Hills." Courtyards at Rolling Hills will include 143 townhouses on approximately 15 acres in the vicinity of Rolling Hills Boulevard and Rolling Hills Circle. We will be available to answer any questions and receive any comments or suggestions you may have.

The second meeting about the project will be on Monday, August 22, 2005, also at the Davie Police Department community meeting room, 1230 S. Nob Hill Road, Davie, Florida 33324, starting at 6:00 pm. At the second meeting we will show you the changes we have made to the project and respond to the comments and suggestions from the first meeting. Please note that, if there is no attendance at the first public meeting, the second meeting may be canceled. You may also send any written comments to my attention at the address below.

Very truly yours,

Tracy H. Lautenschlager  
On behalf of *Courtyards at Rolling Hills*

RI461563008.v02

**EXHIBIT 3**

Expanded Notice List for third meeting

NAME	ADDRESS 1	ADDRESS 2
ADAMS, DANNY P & PAMELA A	8146 N SAVANNAH CIR	Davie, Florida 33328
AGUIAR, HELENA B 1/2 INT EA	3805 SPANISH OAK POINT	Davie, Florida 33328
ALLEN, RICHARD J	8028 S SAVANNAH CIR	Davie, Florida 33328
ALTIERI, LORIE	4000 E LAKE ESTATES DR	Davie, Florida 33328
ANTONSON, DONALD E. & SIBEL	4080 E LAKE ESTATES DR	Davie, Florida 33328
ARDMAN, AMY & SHEA, MITCHELL	3781 E LAKE ESTATES DR	Davie, Florida 33328
AVILA, ALFREDO & DIANNE	3983 W LAKE ESTATES DR	Davie, Florida 33328
BALES, ARLINE M.	3961 E LAKE ESTATES DR	Davie, Florida 33328
BARDFELD, DANA K REV TR &	3648 SPANISH OAK POINT	Davie, Florida 33328
BECK, ERIC & SHANNON	3679 SPANISH OAK POINT	Davie, Florida 33328
BELL, LES	4183 W LAKE ESTATES DR	Davie, Florida 33328
BERCOVICZ, BENNY & SHARON	8224 S LAKE FOREST DR	Davie, Florida 33328
BINSTOK, CHARLES & ANDREA	8265 S LAKE FOREST DR	Davie, Florida 33328
BOGAN, MARK E & BEVERLY ROSE	8302 N LAKE FOREST DR	Davie, Florida 33328
BONILLA, ANTHONY & DANIELLA	8080 BERMUDA POINT LANE	Davie, Florida 33328
BONNER, JAMES III & KELLY A	4203 W LAKE ESTATES DR	Davie, Florida 33328
BRIA, JOHN P &	3828 SPANISH OAK POINT	Davie, Florida 33328
BUCHANAN, JOHN	3923 W LAKE ESTATES DR	Davie, Florida 33328
BUMBU, AUREL C. & ELENA M.	3960 E LAKE ESTATES DR	Davie, Florida 33328
BUTLER, MICHAEL	3888 SPANISH OAK POINT	Davie, Florida 33328
CANDELLA, LOREEN	8245 S LAKE FOREST DR	Davie, Florida 33328
CHAMBERS, CHRISTOPHER	3703 W LAKE ESTATES DR	Davie, Florida 33328
CLAYTON, JAMES D. JR & LAURA A.	3940 E LAKE ESTATES DR	Davie, Florida 33328
COE, CHANNING B. & RACHEL M.	4061 E LAKE ESTATES DR	Davie, Florida 33328
COHEN, BRIAN & SAFIER, GAYLE	8345 S LAKE FOREST DR	Davie, Florida 33328
CONNER, MICHEL & CYNTHIA	8205 S LAKE FOREST DR	Davie, Florida 33328
CONTI, KIMBERLY S	8027 N SAVANNAH CIR	Davie, Florida 33328
COUSINEAU, JERRY & MINDY	8228 S SAVANNAH CIR	Davie, Florida 33328
CRANSHAW, DONALD L & SANDRA I	4163 W LAKE ESTATES DR	Davie, Florida 33328
CRISONINO, ROBERT & KAREN	4021 E LAKE ESTATES DR	Davie, Florida 33328
CUSNIR, HENRY & CLAUDIA	8048 S SAVANNAH CIR	Davie, Florida 33328
D'ALESSANDRO, RICHARD	4042 W LAKE ESTATES DR	Davie, Florida 33328
DAMSKY, GERALD R & DEBRA S	8086 N SAVANNAH CIR	Davie, Florida 33328
DAVIS, RUDOLPH E & JANET E L	4102 W LAKE ESTATES DR	Davie, Florida 33328
DERAKHSHAN, M V 1/2 INT EA BAFANDEH, FATEMEH	8168 S SAVANNAH CIR	Davie, Florida 33328
DOYLE, JAMES J & AGNIESZKA	8263 N LAKE FOREST DR	Davie, Florida 33328
FAVEROLA, GABRIELA	8325 S LAKE FOREST DR	Davie, Florida 33328
FIELDS, THOMAS G & MINDORA M	8222 N LAKE FOREST DR	Davie, Florida 33328
FISHEL, PETER L & DONNA S	8119 S SAVANNAH CIR	Davie, Florida 33328
FISHER, ANDREW F & MELISSA FALK	8484 S LAKE FOREST DR	Davie, Florida 33328
FORAN, WILLIAM	4040 E LAKE ESTATES DR	Davie, Florida 33328
FRANCO, SALVADOR K & NATHALIE	8405 S LAKE FOREST DR	Davie, Florida 33328
FUCHIMOTO, SHINTARO & KAZUMI	8007 N SAVANNAH CIR	Davie, Florida 33328
GLICKMAN, ROSE ELLEN	8159 S SAVANNAH CIR	Davie, Florida 33328
GOMEZ, RICARDO	8079 S SAVANNAH CIR	Davie, Florida 33328
GUTCHEON, MICHAEL W & LAURA L	8026 N SAVANNAH CIR	Davie, Florida 33328
HAGGARD, PAUL H & PAMELA K	3848 SPANISH OAK POINT	Davie, Florida 33328
HAMMONS, RANDY & KING, TINA	8148 S SAVANNAH CIR	Davie, Florida 33328
HARDGRAVE, JEFFREY & GINA	3678 SPANISH OAK POINT	Davie, Florida 33328
HOCHMAN, JASON & JENNIFER	8087 N SAVANNAH CIR	Davie, Florida 33328

NAME	ADDRESS 1	ADDRESS 2
HOFFER, DAVID R.	4041 E LAKE ESTATES DR	Davie, Florida 33328
HOFFMAN, EVAN A & STACEY N	8465 S LAKE FOREST DR	Davie, Florida 33328
HOWARD, DENISE T	8188 S SAVANNAH CIR	Davie, Florida 33328
HYMAN, BRAD E & HYMAN, CHERYL M	8107 N SAVANNAH CIR	Davie, Florida 33328
ILGRANDE, FILIPPO & CAROLE	8068 S SAVANNAH CIR	Davie, Florida 33328
JAGER, RENE I 1/2 INT EA CASTILLO, PATRICIA M	8099 S SAVANNAH CIR	Davie, Florida 33328
JASSIR, DAVID 1/2 INT JASSIR, CHRISTINE	8285 S LAKE FOREST DR	Davie, Florida 33328
JOBSON, ARISTOTLE & JOBSON-RICKMAN, MICHELLE	8242 N LAKE FOREST DR	Davie, Florida 33328
JOHNSON, DANY G CIO EMERY SHEER	8147 N SAVANNAH CIR	Davie, Florida 33328
JONES, MACK A & MARILYN M	8127 N SAVANNAH CIR	Davie, Florida 33328
JONES, ORVA E & LOIS L	4103 W LAKE ESTATES DR	Davie, Florida 33328
JONES, THEOPHILUS & DAWN G	3943 W LAKE ESTATES DR	Davie, Florida 33328
KARCINELL, VICTOR & JUDY	4082 W LAKE ESTATES DR	Davie, Florida 33328
KENNEY, LAWRENCE & DONNA	3629 SPANISH OAK POINT	Davie, Florida 33328
KHAN, MOONEER & MOHAMED-KHAN, ZALEEMA	3801 E LAKE ESTATES DR	Davie, Florida 33328
KIEFHABER, WILLIAM F & CHERYL A	3782 W LAKE ESTATES DR	Davie, Florida 33328
KICK, MARY M.	4001 E LAKE ESTATES DR	Davie, Florida 33328
KLAUBER, ADAM C & DEBRA P	8462 N LAKE FOREST DR	Davie, Florida 33328
KOPP, SIMO N & MICHELE	8322 N LAKE FOREST DR	Davie, Florida 33328
LAYNE, HOWARD & GWYNNE P	3903 W LAKE ESTATES DR	Davie, Florida 33328
LICARI, GERALD J. & SUSAN	3941 E LAKE ESTATES DR	Davie, Florida 33328
LICHTIGER, ADAM B & ERIKA M	4083 W LAKE ESTATES DR	Davie, Florida 33328
LING, YI YAO 1/2 INT EA LING, TANG KWAI & LI QIONG	8139 S SAVANNAH CIR	Davie, Florida 33328
LOYD, ELLEN	4081 E LAKE ESTATES DR	Davie, Florida 33328
LUKIN, JAVIER L & ALICIA FELD	3743 W LAKE ESTATES DR	Davie, Florida 33328
MANZO, SCOTT I. & STACEY J.	3980 E LAKE ESTATES DR	Davie, Florida 33328
MARKS, SCOTT & SUSAN	8019 S SAVANNAH CIR	Davie, Florida 33328
MASEL, SCOTT &	3708 SPANISH OAK POINT	Davie, Florida 33328
MATALON, MICHELE ANN REV TR	4002 W LAKE ESTATES DR	Davie, Florida 33328
MCCOY, GARY D & PATRICIA A	8199 S SAVANNAH CIR	Davie, Florida 33328
MCMAMARA, THOMAS J & JOANNE	8039 S SAVANNAH CIR	Davie, Florida 33328
MENENDEZ, CARLOS A 1/2 INT EA KELLOUGH-MENENDEZ, NICKELLE	8365 S LAKE FOREST DR	Davie, Florida 33328
MIGICOVSKY, BARRY	3982 W LAKE ESTATES DR	Davie, Florida 33328
MIJARES, J LIV TR 1/2 INT EA JOHNSEN, PATRICIA A TRUSTEE	8305 S LAKE FOREST DR	Davie, Florida 33328
MILLER, EARL & YVONNE	3723 W LAKE ESTATES DR	Davie, Florida 33328
MOORE, MARSHALL H & KIM	8066 N SAVANNAH CIR	Davie, Florida 33328
MORRISON, DAVID A & MICHELLE A	8088 S SAVANNAH CIR	Davie, Florida 33328
NEAL, JULIA M	8047 N SAVANNAH CIR	Davie, Florida 33328
NEIDENBERG, ADAM & GILDERMAN-NEIDENBERG, LLANA	8385 S LAKE FOREST DR	Davie, Florida 33328
NOVELLO, DONALD J. & CARIN F.	4060 E LAKE ESTATES DR	Davie, Florida 33328
PAE, HUNG C & PAE, KUNYO L	3981 E LAKE ESTATES DR	Davie, Florida 33328
PAPASTAMATIS, GEORGE & MARIA	8008 S SAVANNAH CIR	Davie, Florida 33328
PASCALE, MICHAEL J & LUCILA C	8262 N LAKE FOREST DR	Davie, Florida 33328
PECORA, ALBERT E & PECORA, BETSY C	8362 N LAKE FOREST DR	Davie, Florida 33328
PETROVICH, EDWARD A & PATRICIA S	8166 N SAVANNAH CIR	Davie, Florida 33328

NAME	ADDRESS 1	ADDRESS 2
PETROVICH, HELEN B TR	8179 S SAVANNAH CIR	Davie, Florida 33328
POHLMAN, RANDOLPH A & JEANNE L	8187 N SAVANNAH CIR	Davie, Florida 33328
POLIZZI, WALDEMAR & MITZI M	8445 S LAKE FOREST DR	Davie, Florida 33328
RABINDRAN, K GEORGE & SHANTA	4022 W LAKE ESTATES DR	Davie, Florida 33328
REED, KIMBERLY K	3963 W LAKE ESTATES DR	Davie, Florida 33328
REMY, TIMOTHY B & REMY, VICTORIA	3882 W LAKE ESTATES DR	Davie, Florida 33328
RODNEY, FAUSTHA	3802 W LAKE ESTATES DR	Davie, Florida 33328
ROSS, DOUGLAS E & LYN-ROSS, NADINE J	4003 W LAKE ESTATES DR	Davie, Florida 33328
ROSS, DWAYNE A & DUREE M	8006 N SAVANNAH CIR	Davie, Florida 33328
ROSS, THOMAS G & STEPHANIE L	8059 S SAVANNAH CIR	Davie, Florida 33328
SACKS, LISA M & VIETRI, THOMAS	3646 AMELIA ISLAND LANE	Davie, Florida 33328
SANGHI, KIRAN J	3962 W LAKE ESTATES DR	Davie, Florida 33328
SANZOBRINO, MICHAEL	8020 BERMUDA POINT LANE	Davie, Florida 33328
SCHULTZ, GERALD & GLORIMAR	8067 N SAVANNAH CIR	Davie, Florida 33328
SCHWARTZ, JOEL A. & DORIS	4020 E LAKE ESTATES DR	Davie, Florida 33328
SHEA, HOWARD A & NEIKO	4043 W LAKE ESTATES DR	Davie, Florida 33328
SNYDER, MARK D 1/2 INT SNYDER, SANDRA M	8219 S SAVANNAH CIR	Davie, Florida 33328
SOLOMON, JEFFREY D & CAROL K	8186 N SAVANNAH CIR	Davie, Florida 33328
SPACEK, PAUL K & LORETTA L	8126 N SAVANNAH CIR	Davie, Florida 33328
SPERO, MITCHELL E & MARIA G	3942 W LAKE ESTATES DR	Davie, Florida 33328
SPIEGELMAN, JOEL J & ANDREA R	4123 W LAKE ESTATES DR	Davie, Florida 33328
STOUDENMIRE, WILSON S & DENEEN	8208 S SAVANNAH CIR	Davie, Florida 33328
SUH, WOO SUK & JUNG JA	8167 N SAVANNAH CIR	Davie, Florida 33328
TABB, RONALD & REBECCA	8425 S LAKE FOREST DR	Davie, Florida 33328
TALPOS, DUMITRU & GABRIELA	8324 S LAKE FOREST DR	Davie, Florida 33328
TALPOS, FABIAN	4100 E LAKE ESTATES DR	Davie, Florida 33328
TONER, GLORIA M 1/2 INT KROMK, RONALD J	8402 N LAKE FOREST DR	Davie, Florida 33328
TORTORA, GARY L & BENITEZ, GERARDO	8108 S SAVANNAH CIR	Davie, Florida 33328
TRASK, GREGORY & DALIA	8141 BERMUDA POINT LANE	Davie, Florida 33328
URSETTA, TERRANCE T	8206 N SAVANNAH CIR	Davie, Florida 33328
VAN RYN, MIKE	3842 W LAKE ESTATES DR	Davie, Florida 33328
VILLAMIZAR, JAVIER 112 INT EA ESTRADA, VIVIANA M	4063 W LAKE ESTATES DR	Davie, Florida 33328
VOGELMAN, JAMES M	8128 S SAVANNAH CIR	Davie, Florida 33328
WALZER, JEFFREY M & MELINA 5	8207 N SAVANNAH CIR	Davie, Florida 33328
WASHINGTON, JAMES P & DOLORES 5	8225 S LAKE FOREST DR	Davie, Florida 33328
WEEKES, JOHN A & ANGELA R	8444 S LAKE FOREST DR	Davie, Florida 33328
WEINSTEIN, LEONARD H 1/2 INT EA EFROM-WEINSTEIN, SUSAN A	8046 N SAVANNAH CIR	Davie, Florida 33328
WELL, MARGARET LEE F/B/O WELL, TANYA C ET AL	4023 W LAKE ESTATES DR	Davie, Florida 33328
ZANGER, SCOTT 1/2 INT EA CALANDRINO, EVA MARIA	4143 W LAKE ESTATES DR	Davie, Florida 33328
ZAYAS, EDWIN & CRUZ, IDA	3862 W LAKE ESTATES DR	Davie, Florida 33328

**EXHIBIT 4**

Notice letter to residents for third meeting



**Courtyards at Rolling Hills**

**Courtyards at Rolling Hills Public Information Meeting**

**Monday, December 19, 2005**

**6:30 P.M.**

**Signature Grand  
6900 State Road 84  
Davie, FL 33317**

December 14, 2005

Re: Proposed "Courtyards at Rolling Hills" Residential Project  
Approximately 15 acres, located west of University Drive, in the vicinity of Rolling Hills Boulevard and Rolling Hills Circle; portions of parcels A, B and C of Rolling Hills Golf and Tennis Club, plat book 81, page 27, and portions of Tract A of Rolling Hills Golf Estates, plat book 157, page 15

Dear Neighbor:

This letter is to bring you up to date on our current plans for the Courtyards at Rolling Hills project. As you are aware, we held two public information meetings for this project on August 10, 2005, and August 22, 2005. We hope you had an opportunity to attend one or both of those meetings and look at our conceptual plans. At those meetings, we heard many comments and concerns regarding the proposed project. We have listened carefully to those comments and have taken them to heart.

Enclosed with this letter is a revised site plan that responds to many of the comments, along with renderings of the buildings proposed for this new plan, so you can see for yourself how much the design has been improved with your input and that of your neighbors. In addition, full-sized plans are available for review at the Town Planning Department or at 7200 Griffin Road, Suite 6 (the "Lakeside Village" sales office). Please call 954-316-2446 to schedule an appointment for this review and you may ask for Joe.

Here is a summary of improvements to this new site plan:

**New Shared Amenities**

We will construct enhanced amenities at the "tennis parcel" location, just West of the entrance to Lake Estates of Rolling Hills which will include: a new tennis court, a larger pool, and a community building with a meeting room and cabana bathrooms. The recreational amenities will be available for use by the Lake Estates homeowners for a small annual membership fee equal to \$8 per month. In addition, the community meeting room will be available at a reasonable per-use cost to be determined. We believe these features address the concerns we heard about the closure of the old hotel pool and tennis courts.

The value of the enhanced, shared amenities is estimated to be in excess of \$1 Million. In addition, we are willing to commit to completing the shared amenities prior to issuance of the certificate of occupancy for the 100<sup>th</sup> unit.

**Single Family Homes Nearest to Lake Estates Entrance**

We heard many requests from our neighbors to include some single-family homes in the project, especially on the parcel closest to the entrance to Lake Estates. Our new site plan shows 3 single-family homes and the recreational amenities in this area. We plan to design the single family homes to generally match the Lake Estates community.

**Reduced Density & Intensity**

The total number of units in the project is reduced from 143 to 136. Three of those units will be the single-family homes described above; there will be 123 town home units on the hotel parcel and 10 town home units across from the Villas of Rolling Hills on what is now a parking lot. Also, the townhouses located along the south and west boundaries of the property are larger units than originally planned, providing a better transition to the nearby single-family areas.

**No Parking Congestion**

Many folks who came to the prior meetings were concerned about adequate parking in our project; they felt that the future residents might end up parking in the streets and keeping their trash carts outside if the townhouses had only 1-car garages. Our new site plan shows a predominance of units with 2-car garages and 2-car drives, and includes many more designated guest parking spaces than originally planned. In fact, all but 8 of the townhouse units will have 2-car garages, reducing the likelihood of street parking and congestion. The single-car garage units will be located on the parcel adjacent to the Villas of Rolling Hills community which will compliment the Villas and provide a proper transition West to the Courtyards site.

**Improved Architecture**

The architecture is substantially changed and will provide many "urban village" features that were requested at the prior public meetings. As you will see from the enclosed rendering, the overall massing of the buildings has been broken down to identify the individual units through the use of applied ornamentation and color from a Mediterranean palette. The base, middle, and top of the buildings have been organized with subtle color variations. The units have been identified with decorative stucco patterns, corner treatments, columns, ornamental railings, window surrounds, banding and arched openings to vary the elevation and accommodate a human scale.

**Lush Landscaping and Buffers**

Landscaping plans will provide more dense buffer landscaping between the project and adjacent neighborhoods. The buildings along the south boundary of the project have been set back from the lake a bit more to accommodate a wider buffer area. Hurricane Wilma damaged many, many trees at this site, as she did throughout the Town and the County, but we will preserve as much of the remaining tree canopy as we can.

One feature of the old plan has been retained: the entrance roads to your neighborhood, Rolling Hills Circle and Rolling Hills Boulevard, will not be changed, and the remaining tree canopy along those roads will be preserved.

Many of the objections expressed at the prior meetings did not concern our project at all; they pertained to unresolved disputes with the developer of Lake Estates at Rolling Hills and with the owner of the Grand Oaks golf courses. We have been, and remain, ready and willing to assist in the resolution of those disputes in any way possible; however, we do not have the legal ability to satisfy requests pertaining to the Lake Estates at Rolling Hills community or the golf course.

It is our hope that you will find the new plan for Courtyards at Rolling Hills to be a favorable addition to your neighborhood and a great improvement from the prior hotel use. Please feel free to send any written comments you may have to us at our address on West Sample Road, below, and to attend the final public information meeting on this project.

Very truly yours,

*Jordan Klemow*

Jordan Klemow  
2001 West Sample Road  
Suite 320  
Pompano Beach, FL 33064

**Courtyards at Rolling Hills Public Information Meeting  
Monday, December 19, 2005  
6:30 P.M.  
Signature Grand  
6900 State Road 84  
Davie, FL 33317**

Ni-4a11579087v05

**EXHIBIT 5**

Attendance lists from each of three (3) public participation meetings

**August 10, 2005 Attendance List**

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Vincent Kobracco	5342 N. Lake Forest Dr.	574-286-3518
Jose Diaz	3939 Audubon Island Ln	957-916-8272
F. I. C. GRAFTIS	8068 South Laramie Ave. Circle	957-873-8166
Loejan Mijig	8364 S. Lake Forest Dr.	957-382-5009
JEFF COUSINEAU	8228 S. SUMMIT DR	9-370-6855
Alma Truel	8119 So. Laramie Ave	954-370-6865
<del>STARKINS LEE</del>	1464 S. Lake Forest Pl	997-9396
GATJOHNSON	8305 S. Lake Forest Dr	954-931-2594

Peter FISHER 8119 S. SUMMIT CO. 954-370-6865  
 D. DAVINE 3433 Lakeside Drive DAVIE 33318  
 KIRAN SHAIKH 3960 W. Lake Eschey Drive 954-472-6500  
 954-474-6574

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
LARRY KENNEY	3629 SPANISH OAK PT.	954 474 5262
Alfonso Poye	3868 SPANISH OAK PT	954 475 4596
BARRY CHAPACK	4081 E. LK. DR	
Judi Lang	3701 E. LAKE ESTATES DR	954 723 7788
Javier Lukin	3743 W. LAKE ESTATES DR	954-577-9929
Don Barfield	3648 SPANISH OAK PT	954 476 8191
Charles Binstok	8265 S. LAKE FOREST DR.	(954) 236-8546
Donna Kenney	3629 SPANISH OAK POINT	954 474 5262

8/10/05

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
NORMA LEVINE	3405 LAKESIDE DR	924 424-0506
JUDY SOIEGELMAN	4123 W. LAKE ESTATES DR	924 384 4190
ANDREA SPIEGELMAN	4123 W. LAKE ESTATES DR	954 382 4190
Diane Hatcher	4897 Citrus Way, Cooper City <sup>33330</sup>	954-434-2256
R. Margaret Mann	3513 Sapwood Dr. Miami <sup>33321</sup>	954 473-6310
for KENNEDY		954 475 0628
David Jossir	8285 S. Lake Forest Dr. Davie	(9) 9474-3377
Lyndee Jenner	8205 S. Lake Forest Dr. Davie	954-423-2321



8/10/05 —

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Don Fletcher	3201 W. Rolling Hill Cir. <sup>33328</sup> Davle	954 444 9429
Lisa Hermann	8264 S. Lake Forest Dr. <sup>DONE</sup> 33328	954 916 0093
Marie Bosan	7302 W. Lake Forest Dr.	954-473-0579
Howard Marcus	5822 NW 73 <sup>rd</sup> St. Arcadia	954-544-2866
Ron Reitsma		954-931-9229
Knud + Joseph Albrow	8244 S. Lake Forest Dr.	954 577-5189
P. Benitz <del>Kerton</del>	8108 S. Sa Hanna Ave.	954-473-4422
Lorie Aldridge Korn 3331105	4000 E. Lake Forest Dr.	954 473-0292

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
ROBERT J SCHULTE	8283 N. Lake Forest Dr	954 232-0049
RON + SUE KARMER	8100 BERNARD DR. NW	954 915-0460
Loli Karmel	3880 G. Lake Estates Dr.	954-370-7697
Rich Hoffman	8490 J. Lake Forest Dr	954 647-8637
JOY MORACEO	8342 N. Lake Forest Dr	954 260 2899
Jim Naresi	8500 S. LAKE FOREST DR. NW	954 817-1041
MARIE REITZES	3742 W. Lake Estates Drive	954-693-7167
Rina Cohen	4401 E. Lake Estate Dr.	954-4527580

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Michèle Metelon	4002 W. Lake Estates Dr.	305-798-0704
Loïc de Taznigüe	3920 E. Lake Estates Dr.	954-452-2848
Kevin Bales	3961 E. Lake Estates Dr.	954-423-1100
Rose Ellen David Glickman	819 S. Savannah Circle	954-683-9835
BECKE WEINBERG	8061 BERMUDA PT. LAKE	954-915-0028
George Papastamatis	5008 S. SAVANNAH CIRCLE	954-370-5114
Woffen DeChavarr.	3923 W. Lake Est. Dr.	954-562-9825
Greg Sanders	8373 N. Lake Forest Dr	954-475-0222

**PLEASE SIGN IN**

NAME	ADDRESS	PHONE #
Joey E. Swan, Director	3941 E. Lake Corbett Dr.	954-370-8125
Joey E. Swan, Director	3942 W. Lake Corbett Dr.	954-474-1994
Don Martin	8343 N. Lake Forest	954-475-0022
Lisa Sacks	3646 Amelia Island Lane	954 474 6809
Tob & Debra M. Ford Fleming	3700 E. Lake Estuary Dr.	954-474-2384
Linda & Ben Coons	3190 Fairway Cir	954-475-4994
Andy Fisher	8484 S. Lake Forest Dr.	954-577-5755
Laurey Pratt	3501 Lakeside Dr.	954-895-9111

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
RON MARCINKOSKI	3721 E. LAKE ESTATES DR DAVIE	954-424-0326
ADAM KARNOWITZ	8443 N. LAKE FOREST DR	954-625-6323
SCOTT MACZO	3980 E. Lake Estates Dr	916-36222
Carol Petrovich	8179 S. Savannah Ln. Davie	424-2254
MITCHELL VASSKO	8028 S. SAVANNAH CIRCLE	954-224-3525
GARY JAY	3508 PARADISE DR	954-560-1131
Julie Milars	8305 S Lake Forest Dr	954-868-9876
Shawn Churamoff	8384 S Lake Forest Dr	
Shene Moore	3330 Lakeville Dr	954-578-1304
Perry Richter	3649 Spanish Oak Pt.	954-424-0601
Roger Harris	3556 MASSIVE DRIVE	954-475-1070
Kathie MAJORA	8363 N LAKE FOREST DR	954-474-5767

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Rudolph Davis	4102 Wilcox St. Dr. Davie FL 33328	954-476-4432
Martine Ester	3586 Parkside Dr. Davie FL 33328	954 592 6492
Loreen Candella	82455 Lake Forest Dr.	954 370-7426
BOUC BEC	3761 E. LAKE ESTATES DR. Davie FL	954-984-5834
Alvin Pollock	3740 East Lake Estates Drive - Davie	954-931-0759
Angie Pollock	" "	954-931-0759
Robert Petrucci	3702 West Lake Estates Dr.	954-424-3122
Harvey Koblant	8463 W-Lake Forest Dr.	954 577-5136

**August 22, 2005 Attendance List**

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Mae Rite	3742 W. Lake Estates Dr.	954-693-9101
George & Debra	3742 W. Lake Estates Dr.	954-474-1994
Mike + Cindy Connor	8205 S. Lake Forest Dr.	954 WCM 3311
Francine Durigano	3720 E. LAKE ESTATES Dr	954-292-8958
KIM SHUCHI	3762 W. Lake Estates Dr	954-474-6554
RICHARD DAKSANOVS	4042 W. Lake Estates Dr	
JANE TIS DAVIS/KUDRINS	4102 W. LAKE ESTATES Dr	954-967-0584
Henry (Wm)	8048 S. Savannah Circle.	954 895 9225



PLEASE SIGN IN

NAME	ADDRESS	PHONE #
<del>John Paul Hammond</del>	8384 S. Lake Forest Dr.	<del>954</del> 310-778-814
James Foster	300 Glade Estates Dr.	954 866-3434
Laney Drake	3501 Lakeside	954-370-3222
Lisa Sacks	3646 Amelia Island Ln	954 551-8283
Edmund Brown Margaret	4062 W. Lake Estates Dr.	954 472-4592
James Washington	8225 Glade Forest Dr. <del>33448</del>	954-424-7026
Charles Bivster	8265 S. Lake Forest Dr.	(954) 236-8546
Adam Kasnowitz	8443 N. Lake Forest Dr.	(954) 625-6323
Philip Chiramez	8384 S LAKE FOREST DR	(954) 336-1040
Marilyn Jones	8127 N Savannah Circle	(954) 473-1189

**PLEASE SIGN IN**

NAME	ADDRESS	PHONE #
Norma Lavin	of wheside	
Roni Cohen	4101 E. Lake Estate Dr	954-452-7588
Bill & Peggy Sawyer	3921 E. Lake Estates Dr.	954.423.9209
Robert Powell Mackensy	806 Dunwood Rd	954-915-0298
<del>Robert</del> Tony Tarsora	808 S. St. Annas Cir	954 433-1413
Celeste Benitez	" "	" "
Carlos M. de la. Hernandez	4365 S Lake Forest Dr.	954-236-8590
Rou Marcinkoski	3721 E. Lake Estates Dr	954-424-0326
Dana Bardfeld	3648 Spini Shoal Pt	954 476 8191

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Don Antonson	4000 E LAKE CSTATES	954-625-6418
M1721 + W1724 R02221	8445 S LAKE FOREST DR	(954) 236-9006 #2
Susan Leggett	8046 N Starvation Circle	
Arlene Bales	3961 E LAKE CSTATES DR	954-423-1120
Kevin Bales	3961 E Lake Estates Dr.	" " "
Leslie Ming	8364 S Lake Forest Dr.	954-382-5009
Jeff Bond	4124 S Lake Forest Dr.	954-383-8629
Jose Diaz	3939 Audie Island Lane	954-916-9272
Marion George		
Don Antonson	8008 S Sawmill Creek	954-370-5114

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Nancy J. Smith	8119 S. Shawnee Rd	370-6865
Erin Abbey	8244 S. Lake Forest Dr.	577-5189
Richard Walton	4002 W. Lake Estates Dr.	305-798-0704
Charles & Tanya W. Mc	4023 W. Lake Estates Dr.	954-474-2744
Debi Jones	4103 W. Lake Estates Dr.	11 352-1965
Greg Sanders	8343 N. Lakeside Dr.	954-475-0225
Adam & Emily Lichten	4083 W. Lake Estates Dr.	954-382-9101
Frederick Allen	8038 S. Swannock Circle	954-452-3599
Andy Fisher	8484 S. Lake Forest Dr.	954-577-5755
Catherine Lee	8464 S. Lake Forest Dr.	454-993-8487

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Peter Foster	8119 S. Sauratown Cir	302 720 7531
Wolli Kammal	3886 E. Lake Estates Dr	954-370-7197
F. S. C. II GRADIS	8068 South. Pinecreek	954-873-8166
JOEL SHELLEMAN	4123 W Lake Estates Dr	954-382-4190
Don Martin	8343 N. Lake Forest Dr.	954-475-0002
Mike Hawk	8401 N Lake Forest Dr	954-475-0088
Jim Nares	8500 S. Lake Forest Dr	817-1041
MICHAEL VAN BUREN	8028 S. Sauratown Cir	954-224-3925
Doug & Alice Bell	3701 East Lake Estates Dr	954-473-0711
Gray Davis	3743 E. Lake Estates Dr	954-370-8101

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Michael & David Albury	8244 S Lake Forest DR	954-577-5189
Constance Melford Fleming	3700 E Lake Country Pk	954-474-3384
Rob Fleming	3700 E. Lake Esplanade, Dr.	854-474-2584
Judi Lang	3701 E. Lake Esplanade Dr	954-237-2888
Donna Keurey	3629 SPANISH CREEK POINT	954-474-5262
Manuel Elemeas	3808 Spanish Oak Road-	954-472-2171
Helena Spruiell	3808 Spanish Oak Road-	954-693-4720

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Carol Petrosich		
Lisa Herman	8204 S. Lake Forest Dr.	954 916 0093
Yvonne Haywood	3821 E. Lake Estates Dr.	954-577-0928
Angie Black	3740 E Lake Estates Dr.	954-915-0919
Nichelle Morris	8080 S. Swanneth Cir.	954-849-0509
Roy REITSMAN		954-931-9229
R. Morgan Thorne	3513 Lakebreeze Dr. Miami	954-473-6310

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Robert J Schuhl	Green Lakes Forest Dr	236-0049
Ron & Sue Karmel	8100 Bermuda Pt. Ln.	915-0460
Bill & Karen Foran	4040 E. Lake Estate	954 475-8384
Andrea Spiegelman	4123 W Lake Estates Dr	954 382-0608
LARRY & Donna Kennedy	3629 Spanish Oak Pt.	954 4745262
Adam Reidubers	8385 S. Lake Forest Dr.	454-423-4003
Robert Pettanelli	3202 West Lake Estates Dr	424-3122
Marle Berra	8302 North Lake Forest Dr	954-473-0379



**December 19, 2005 Attendance List**

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Rose Ellen David Glickman	8199 S. Savannah Circle	954 693-9535
MARIE HEITZES	3742 West Lake Estates Dr.	954-693-9101
Gregg Sanders	8343 N. Lake Forest Dr	954-475-0322
Lois e Carol de Fobique	3920 E. LACE Estates Dr.	954/452-2848
Bruce C. Spruill	4081 E. LK ESTATES DR	954 818 7357
Andrew David Spiegelman	1123 W LK EST. DR.	954 382-0668
Don Martin	8343 N. Lake Forest Dr.	954-475-0222
Danny Adams	8146 N. Savannah Circle	954-270-1377
Dana Barker	3648 Spanish Oak Dr	954 476 0120

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
JAN NABDI	8500 S LAKE FOREST DRIVE DAVE 33328	(957) 916-9122
Jerry Loran	3941 E. Lake Estates D 33328	
Jerry Cousineau	8228 S. SARAHANACIALE	945-3706855
Kevin Smith	3962 W. Lake Estate	951-479-6554
Ed Baker	32 Amelia Island Ct	954-588-8201

PLEASE SIGN IN

NAME	ADDRESS	PHONE #
Patricia Lee	8464 S Lake Forest Dr.	954-993-8784
Joseph Davis	4102 W Lake Estates Dr	954-406-4432
Greg Foster	808 S. Fairview Ct	954-493-1552

[illegible]

**EXHIBIT 6**

Revised townhouse elevation

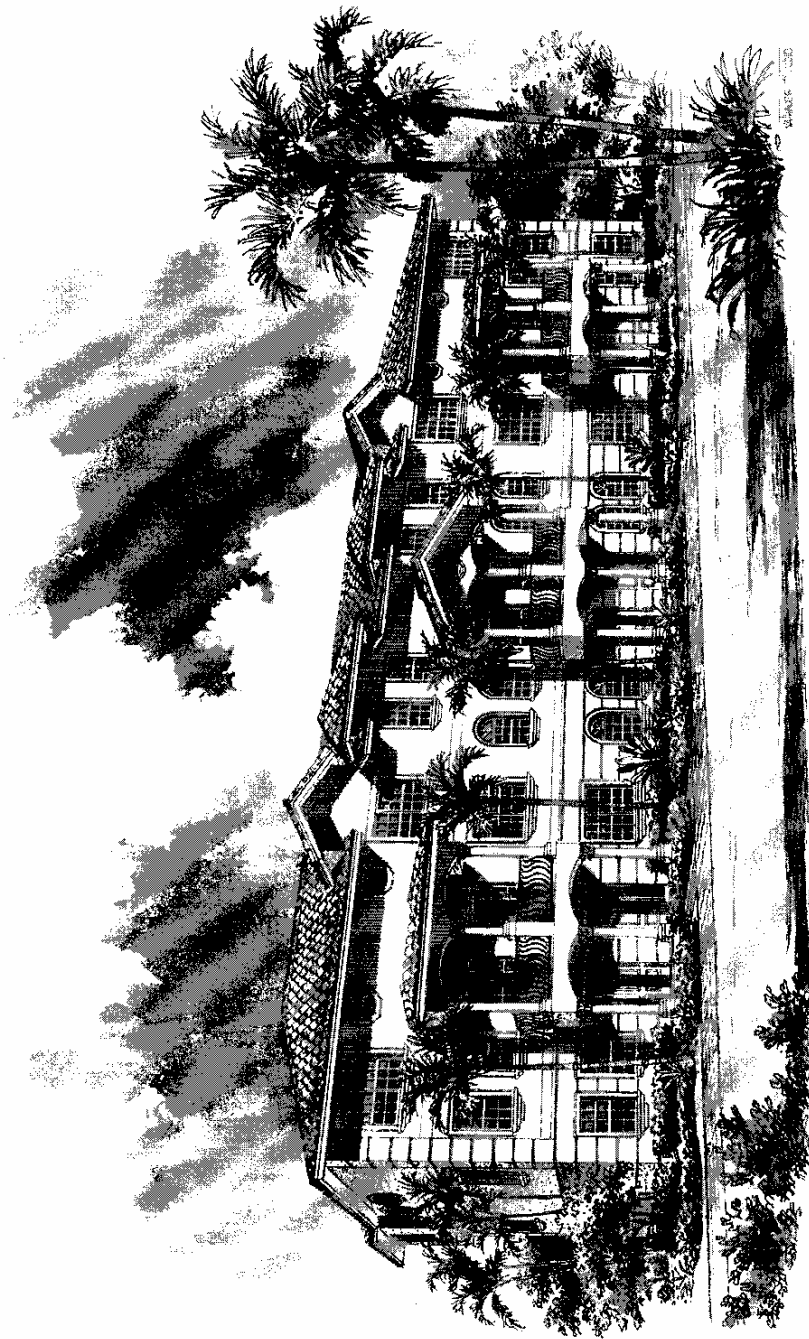


Exhibit 4 (Public Letters Concerning the Subject Site)

Exhibit B  
Lisa H.

4-10, 2006 6/14/06

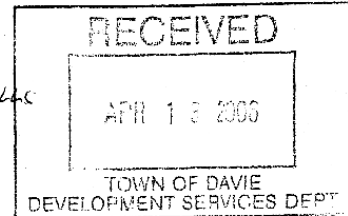
Name(s): Mr Charles Binstok  
8265 S Lake Forest Dr  
Davie, FL 33328

ANDREA BINSTOK  
8265 S Lake Forest Dr.  
Davie, FL 33328

Address:  
Davie, FL 33328

LOT # 201

LAKE ESTATES OF Rolling Hills



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because IT WOULD CHANGE THE RURAL LIFESTYLE OF THIS NEIGHBORHOOD. IT WOULD BRING MUCH MORE TRAFFIC TO THE AREA. IT WOULD NOT BE AS GOOD AS SINGLE FAMILY HOMES. IT WOULD CHANGE THINGS IN DAVIE THAT WERE REASONS WHY WE MOVED HERE. PLEASE DO NOT APPROVE THIS PROJECT.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Charles Binstok* *Andrea Binstok*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley



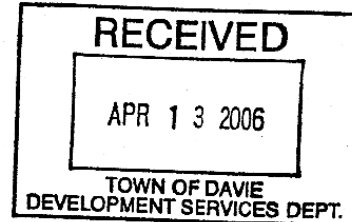
APRIL 12, 2006

Name(s): RONALD E AND RENEE S. MARCINKOSKI

Address: 3721 EAST LAKE ESTATES DR

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because it will adversely affect my immediate neighborhood and property value because the proposed three story townhouses far exceed the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan. They are incompatible with our single family home that is less than 100 yards from the proposed development and will look down on and impact our privacy. The builder has stated that he cannot get a sufficient return on his investment given the amount they paid for the property unless it is high density. We and our neighbors should not have to permanently suffer a loss in our home values and quality of life because the builder made a poor business decision and overpaid for the property.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Ronald E. Marcinkoski*  
*Renee S. Marcinkoski*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

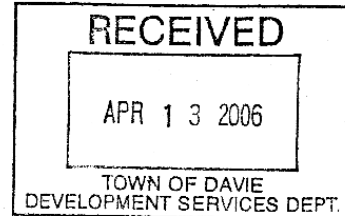
4/10, 2006

Name(s): Brian & Cheryl Hyman

Address: 9107 N. Savannah Circle

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

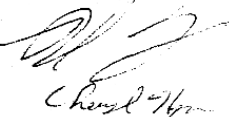
As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because the density far exceeds  
the 3.5 unit per acre density that is called for in  
the town's future land use plan.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

  
cc: Tom Truex  
Judy Paul

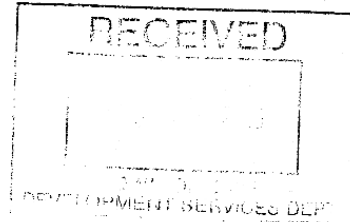
Susan Starkey  
Bryan Caletka

Michael Crowley

4/11, 2006

Name(s): KIRAN J. SANGHI  
Address: 3962 W. Lake Estates Dr  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because ① the multi-unit townhouses are not compatible with the single family homes of the surrounding neighborhoods to the north, south, & west  
② These units add to traffic problems, delays, and accidents at Rolling Hills Circle and SW 30th Street, and at 36th Street and University. ③ The density far exceeds 3.5 units per acre called for in the Town's Future Land Use Plan ④ The townhouses are three stories in height, surrounding homes and townhouses are one and two story homes. ⑤ The mass of buildings is not appropriate.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Kiran Sanghi*

cc: Tom Truex  
Judy Paul

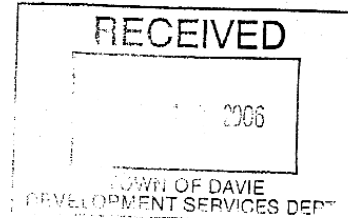
Susan Starkey  
Bryan Caletka

Michael Crowley

April 11, 2006

Name(s): Kathleen Hayward  
Address: 3821 E Lake Estates Dr.  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



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I strongly oppose the approval of this project because The Townhouses are three  
stories in height, surrounding homes and town-  
houses are one and two story homes.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Kathleen Hayward

cc: Tom Truex  
Judy Paul

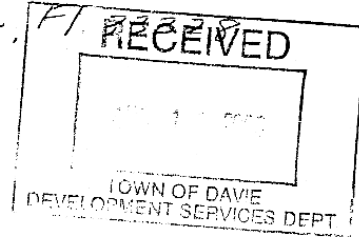
Susan Starkey  
Bryan Caletka

Michael Crowley

4-11, 2006

Name(s): Carol + Helen Petrovich  
Address: 8179 S. Savannah Cr, Davie, FL  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because Our neighborhood is becoming  
overly crowded + congested. (133) townhouses means  
at least 266 more cars on our roads. The morning spoolies will  
be unbearable. Three story townhouses don't exactly fit in with  
our single family homes. You invest + build the home of your  
dreams and the wind up with an overcrowded community as  
your neighbor. Please don't let this happen to us. Please file

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Carol Petrovich

Helen Petrovich

cc: Tom Truex  
Judy Paul

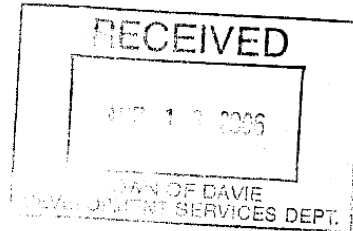
Susan Starkey  
Bryan Caletka

Michael Crowley

\_\_\_\_\_, 2006

Name(s): PATRICIA CLEWING  
Address: 8101 BERMUDA POINT LN DAVIE FL 33328  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because we Don't want added Traffic problems as it is, with the additions in front of us  
There has been more accidents and delays, specially on 36th approaching university. More people - less green - more problems, this area was not designated as a high density region; the mass of buildings is not appropriate for the space

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

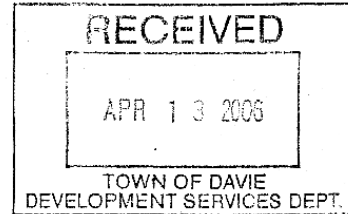
04/10/2006

Name(s): SHERIF IBRAHIM & HANAN IBRAHIM

Address: 8243 NORTH LAKE FOREST DRIVE

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because

- ① THE MULTI UNIT TOWN HOUSES ARE NOT COMPATIBLE WITH THE SINGLE FAMILY HOMES OF THE SURROUNDING NEIGHBORHOODS TO THE NORTH, SOUTH & WEST.
- ② THE TOWN HOUSES ARE THREE STORIES IN HEIGHT SURROUNDING HOMES AND TOWN HOUSES ARE ONE & TWO STORIES HOMES
- ③ THE DENSITY FAR EXCEEDS THE 3.5 UNIT PER ACRE DENSITY THAT IS CALLED FOR IN THE TOWN FUTURE LAND USE PLAN.
- ④ TRAFFIC PROBLEM, DELAYS, ETC.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left, and the second is on the right, separated by a diagonal line.

cc: Tom Truex  
Judy Paul

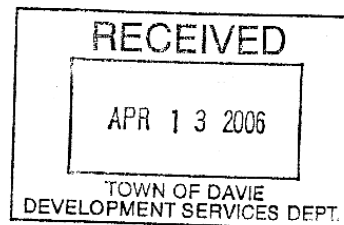
Susan Starkey  
Bryan Caletka

Michael Crowley

4/11/2006

Name(s): Lauren Davis Roberts  
Address: 8282 N. Lake Forest Dr  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because it will add to the all ready traffic problems + accidents at Rolling Hills circle + sw 30th St, Also the density far exceeds the 3.5 unit per acre density that is called for in the Town's future Land Use Plan.

Thank You Lauren Davis Roberts

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

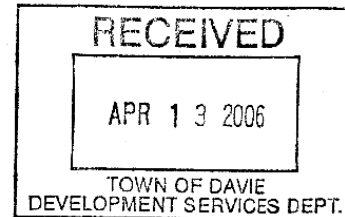
Michael Crowley



April 12, 2006

Name(s): Emily & Rich Celler  
Address: 3709 Spanish Oak Pt  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because the multi townhouses  
aren't compatible with the single  
family homes surrounding neighborhoods  
to the north south & west

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Emily & Rich Celler

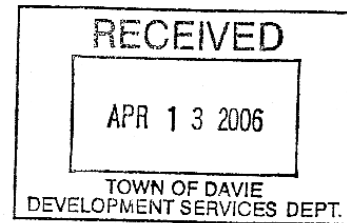
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4-11-2006

Name(s): Joseph & ENID Albury  
Address: 8244, Silake Forest Dr  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

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I strongly oppose the approval of this project because the multi-unit townhouses are not compatible with the single family homes of the surrounding neighborhoods to the north, south, east & west. The density far exceeds the 3.5 unit per acre density that is called for in the current Town's future land use plan. The mass of the buildings are not appropriate for this community. (Lake Estates)

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Joseph & Enid Albury*  
Enid Albury

cc: Tom Truex ✓  
Judy Paul

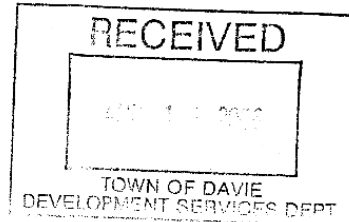
Susan Starkey  
Bryan Caletka

Michael Crowley

4-12, 2006

Name(s): Mrs. Mrs. D. LaBrie  
Address: 3762 W. Lake Estates Dr  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because These units will add to traffic problems, and not compatible with the surrounding neighborhood. "No Three Story!"

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely, Mrs. Mrs. D. LaBrie  
Diana LaBrie  
Phil LaBrie

cc: Tom Truex  
Judy Paul

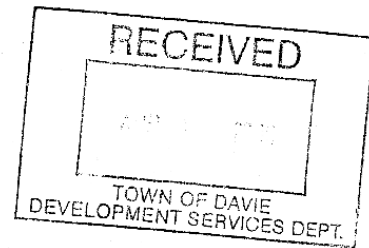
Susan Starkey  
Bryan Caletka

Michael Crowley

April 10, 2006

Michele A. Matalon  
4002 West Lake Estates Drive  
Davie, Florida 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30th Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because of the reasons stated below:

- The multi-unit townhouses are not compatible with the single-family homes of the surrounding neighborhoods to the north, south, and west.
- The density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan.
- The townhouses are three stories in height, surrounding homes and townhouses are one and two story homes.
- The mass of the buildings is not appropriate for a community that takes pride in a rural lifestyle and has not designated that area as a high density area.
- These units add to traffic problems, delays, and accidents at Rolling Hills Circle and SW 30<sup>th</sup> Street, and at 36<sup>th</sup> Street and University.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Michele A. Matalon

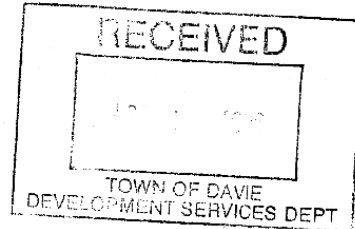
cc: Tom Truex, Judy Paul, Susan Starkey, Bryan Caletka, Michael Crowley

Please put this letter in *W files*  
4/11/06

2006

Name(s): *Anna & Peter Finkel*  
Address: *8119 So Savannah Circle*  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because *The density for 3.5 units per acre that is called for by the Town's Future Land Use Plan. Equating hotel density to housing density is a specious argument. - hotel patrons don't need schools, hospitals and have fewer if any cars to clog our roads. The mass of buildings is not appropriate. - Please file this letter in the record*

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Anna Finkel*  
*Peter Finkel*

cc: Tom Truex  
Judy Paul

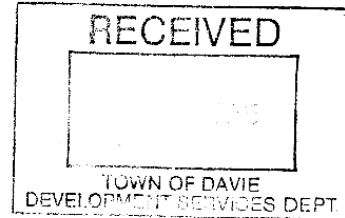
Susan Starkey  
Bryan Caletka

Michael Crowley

4-10, 2006

Name(s): Bonny & Dianne Ross  
Address: 3628 Stanist Cak Point  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



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I strongly oppose the approval of this project because the product planned for a project that complies with the 3.5 max. units per acre. The plan would be a product more consistent with the \$600,000 to \$1,000,000+ product next door... Lake Estates at Rolling Hills.  
Also, too much add'l. traffic on our 2 lane entrance road.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely, Bonny Ross

cc: Tom Truex  
Judy Paul

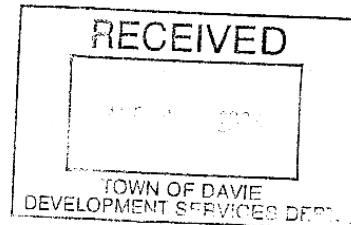
Susan Starkey  
Bryan Caletka

Michael Crowley

4-10, 2006

Name(s): Tom & Stephanie Riss  
Address: 8059 S. SAVANNAH Circle  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because A 3 STORY INTERIOR PRODUCT BASICALLY "INSIDE" LAKE ESTATES @ ROLLING HILLS WOULD NOT ONLY BE A PROBLEM FOR EVERY HOMEOWNER ON THE NORTHERN END OF LAKE ESTATES... BUT TRAFFIC ON 36<sup>TH</sup> AND ON 30<sup>TH</sup> WILL BECOME PROBLEMATIC. THE BUILDER SHOULD BE FORCED TO STICK WITH THE LAND USE PLAN OF 3 1/2 MAX. UNITS / ACRE.  
IMAGINE TRYING TO GET THIS APPROVED AT THE ENTRANCE TO STONEBROOK ESTATES?

Westridge?  
Any nice community in Davie?  
For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

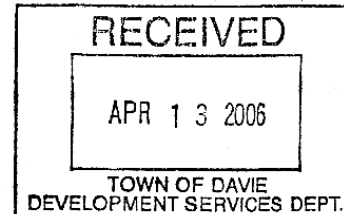
Susan Starkey  
Bryan Caletka

Michael Crowley

4-10-2006

Name(s): Denise Howard  
Address: 8188 S SAVANNAH CIR  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because of the increase in traffic  
as well as the density which far exceeds the  
3.5 unit per acre. I also feel that the town  
of Davie has promised to keep the "Home Town"  
feeling and this is why I live here.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Denise Howard

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

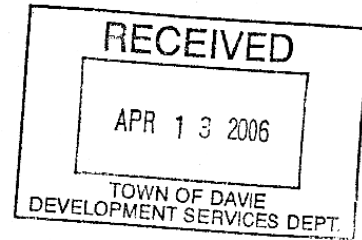
Michael Crowley



April 9, 2006

Name(s): Rose Ellen & David Glickman  
Address: 8159 S. Savannah Circle  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because we are very concerned about the excessive density per acre that this project will cause. The increased traffic on SW 30 & 36 Street and Rolling Hills Circle will add to traffic problems and potential accidents on 7 lane roads in the area.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Rose Ellen Glickman

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

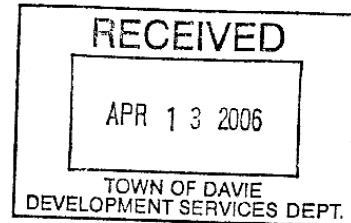
Michael Crowley

April 10, 2006

E Neal Bonavia  
Name(s): Margaret Westberry  
Address: 4062 W. Lake Estates Dr.

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because

The density exceeds the 3.5 units per acre density  
that is Davie's Future Land Use and  
our understanding of what will be  
built here when we bought our  
property.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*E Neal Bonavia*  
*Margaret Westberry*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

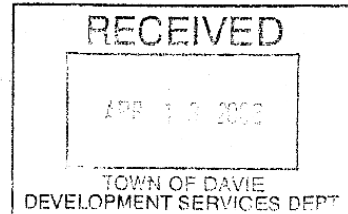
4/11, 2006

Name(s): STEVEN M. SWICKLE, ESQ., LISA SWICKLE

Address: 3676 Anchor Island Lane

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because the mass of the buildings are not appropriate for a community that takes pride in a rural lifestyle + has not designated that area as a high density area. Additionally, the density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan. Finally, the multi-unit townhouses are not compatible with single family homes to the north, south, east & west. ~~They~~ have moved from Fort Lauderdale because the overbuilding + crowding is ridiculous. For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Swickle".

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

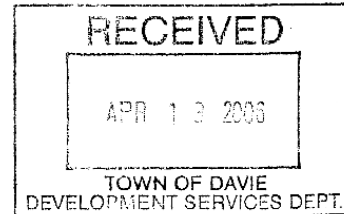
April 11, 2006

Name(s): BAZRY + SHARI MIGICORSKY

Address: 3582 WEST LAKE ESTATES

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because the townhouses are not compatible with the single homes in the surrounding areas, the traffic already is terrible along our circle & at the light with the amount of people in the area already, the height of the townhouses is too tall.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Shari Migorsky*  
*Bazry Migorsky*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

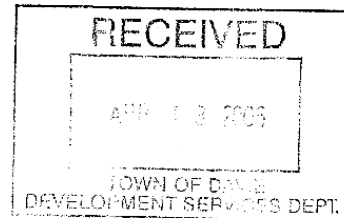
Michael Crowley

Mark Kutney  
Director of Development Services  
Town of Davie  
6591 Orange Drive  
Davie, Fl.

I am writing in support of plans by Jordan Klemow of 133 townhouses and three single family homes on the site of the Best Western Rolling Hills Hotel. I am a resident of Lake Estates at Rolling Hills. I am not at all worried about increased traffic, delays, accidents or noise since absolutely none of that developed with construction of the Villas at Rolling Hills in recent years. Indeed, I enjoy seeing more neighbors out walking dogs, jogging and on the sidewalk. But more important, it will remove that eyesore which is the hotel. I do believe the hotel had as many if not more rooms as units proposed for the development, yet I was never bothered by undue traffic. I think the proposal will complete nicely the remaining parcel on Rolling Hills Circle and 36<sup>th</sup> St. To claim that our area is somehow preserving a rural lifestyle when University Ave is studded with shopping centers and strip malls from I-595 to Griffin Road and that there is now a proposal for a massive Academic Village by Nova Southeastern University, is absurd. What is the fact, is that we live in a wonderfully diverse, semi-urban community, with a wide range of residential options, services, retail outlets and anchored by the rich, educational and cultural anchor that is Nova. What could be better.

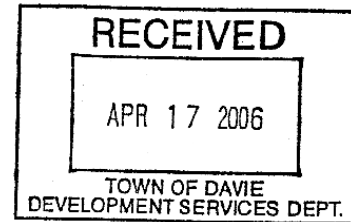
Neil and Susan Rosenberg  
3860 E. Lake Estates Drive  
Davie, Fl 33328

CC:  
Mayor Tom Truex  
Council persons, Bryan Caletka  
Michael Crowley  
Susan Starkey  
Judy Paul



Apr 21 2006

Name(s): Jason + Jennifer Hochman  
Address: 8087 N. Savannah Circle  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because these units will add  
traffic problems such as delays & accidents  
in an area that is not designated as high  
density. The multi-unit townhomes proposed  
are not compatible with our neighborhood  
single family homes.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Jennifer Hochman  
*[Signature]*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4/10/ 2006

Name(s): JUDI A. LANG  
Address: 3701 EAST LAKE ESTATES DRIVE  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because this is an area of single family homes & these townhomes look like tenement houses. They do not at all fit in with Davie's "Rural" lifestyle. We have far too much traffic in this area already. The proposed change in density will only make it much worse.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Judi Lang*

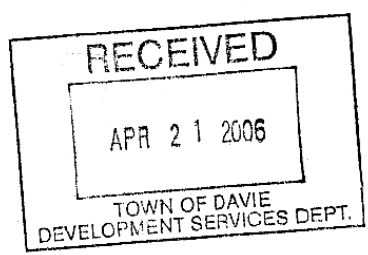
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

April 17, 2006

Name(s): BARBARA + LEO ZEFERETTI  
Address: 3840 E. LAKE ESTATES DR.  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because THE MULTI-UNIT TOWNHOUSES ARE NOT COMPATIBLE WITH SURROUNDING NEIGHBORHOODS AND THE MAJES OF BUILDINGS AND DO NOT COMPLY WITH FUTURE LAND USE PLAN IN DENSITY LEVELS. TRAFFIC WOULD ALSO BE A PROBLEM

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

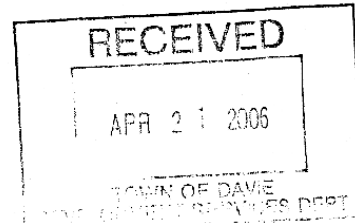


APRIL 14, 2006

Name(s): JAVIER VILLAMIZAR & VIVIANA ESTRADA

Address: 4063 W. LAKE ESTATES DR.

Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

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I strongly oppose the approval of this project because the multi-unit townhouses are not compatible with the single family homes of the surrounding neighborhoods to the north south and west. The mass of the buildings is not appropriate for a community that takes pride in a rural lifestyle and these units will add traffic problems, delays and accidents

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Viviana Estrada

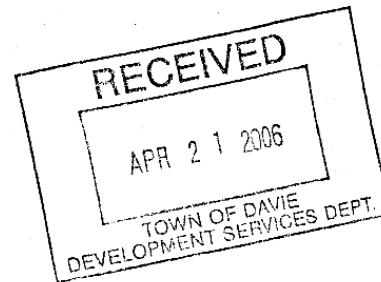
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4/10, 2006

Name(s): Dorey Sibel Antonson  
Address: 4040 E LAKE EST. DR.  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because the density for streets  
the 3.5 unit per acre ~~density~~ density that is  
called for in the town's Future Land Use Plan.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

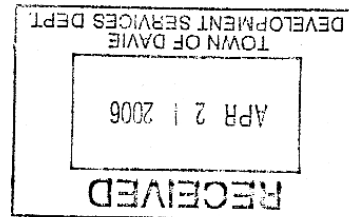
4/18 2006

Name(s): CATHERINE LEE / Francis Lee

Address: 8464 S Lake Forest Dr

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because

- 1) SW 30th ST and SW 36th ST cannot tolerate the increased vehicle traffic if the project is passed.
- 2) the planned development is totally incompatible with surrounding community and way exceeds Land Use Plan density.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4-21-2006

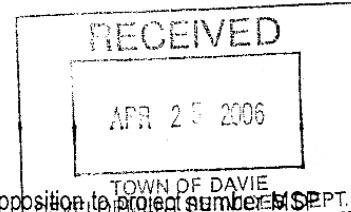
Name(s): Constance Milford & Robert Fleming

Address: 3700 E. Lake Estates Dr.

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,



As a resident of Davie and a neighbor, I am writing today to register my opposition to project number 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because \_\_\_\_\_

Multi-unit townhouse not compatible with single family homes of  
surrounding neighborhoods to the North, South & West  
The density far exceeds the 3.5 unit per acre density that is called  
for in the Town's Future Land Use Plan.  
Units add to traffic, delays & accidents at Rolling Hills Circle &  
S.W. 30<sup>th</sup> St. & 36<sup>th</sup> St. & University

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

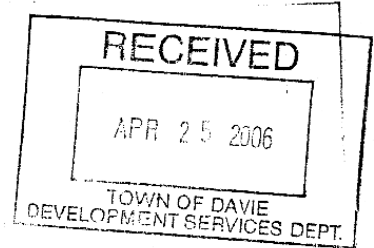
Susan Starkey  
Bryan Caletka

Michael Crowley

APRIL 20, 2006

Name(s): ANDREA & JOEL SPIEGELMAN  
Address: 4123 W. LAKE ESTATES DR  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because \_\_\_\_\_

- ① HIGH DENSITY - NOT COMPATIBLE WITH NEIGHBORHOOD
- ② WILL ADD TO TRAFFIC PROBLEMS
- ③ DENSITY EXCEEDS TOWN'S FUTURE LAND USE PLAN
- ④ DAVIE IS SUPPOSED TO REFLECT RURAL VALUES

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrea Spiegelman".

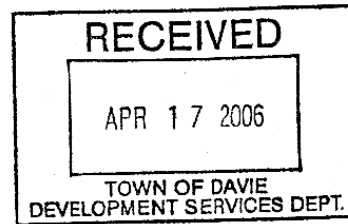
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

April 14, 2006

Name(s): Mark Snyder  
          Sandra Snyder  
Address: 8219 S. Savannah Circle  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because a mass of buildings is not appropriate  
for a community that takes pride in a rural lifestyle and traffic problems  
that already exist at 36th street and university since 36th street was made  
a thru street.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Mark & Sandy Snyder*

cc: Tom Truex  
Judy Paul

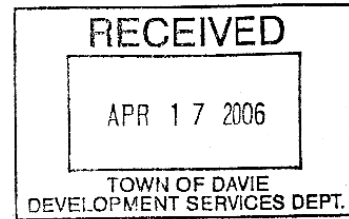
Susan Starkey  
Bryan Caletka

Michael Crowley

April 13, 2006

Name(s): Irene Tara  
Address: 3902 W. Lake Estates Drive  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because the townhouses are three stories in height, surrounding homes and townhouses are one and two story homes, The mass of the buildings is not appropriate for a community that takes pride in a rural lifestyles and has not designated that area as a high density area.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Irene Tara  
Irene Tara Home Owner.

cc: Tom Truex  
Judy Paul

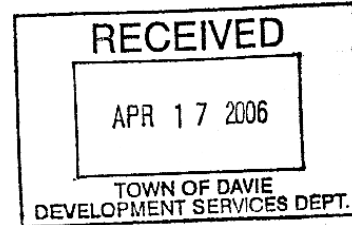
Susan Starkey  
Bryan Caletka

Michael Crowley

April 13<sup>th</sup>, 2006

Name(s): Mog Fay Derakhshan  
Address: 8168 S. Savannah Cir  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because of several reasons:

- 1- The Multi-Unit Townhomes are not compatible with Single family homes of the surrounding area.
- 2- The mass of the buildings is not appropriate for a community that takes pride in rural lifestyle. This is not a high density area.
- 3- The townhouses are three stories in height. Surrounding homes are one story home.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*[Signature]*  
4. *F. D.* 4/13/06

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

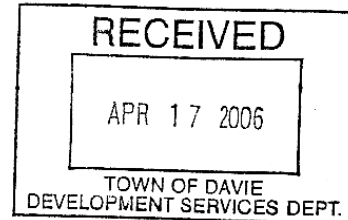
Michael Crowley



April 11, 2006

Name(s): Shirley Heled  
Address: 3811 E. Lake Estates Drive  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

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I strongly oppose the approval of this project because The Multi-Unit Townhouses are not compatible with the Single Family Homes of the surrounding neighborhood to the North South & West. The Townhouses are Three Stories in Height whereas Homes and Townhouses are one to two story homes.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

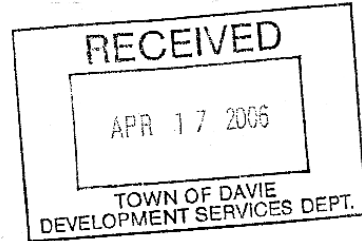
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

April 11, 2006

Name(s): Jerry & Susan Licari  
Address: 3941 E Lake Estates Dr  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

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I strongly oppose the approval of this project because The multi-unit townhouses are Not compatible with the single family homes of the surrounding neighborhoods to the north, south, and west. These units add to traffic problems, delays, and accidents at Rolling Hills Circle and S.W. 30<sup>th</sup> Street, and at 36<sup>th</sup> Street and University.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Susan Licari

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

April 13, 2006

Name(s): Scott + Stacey Manzo  
Address: 3980 E. Lake Estates Dr.  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

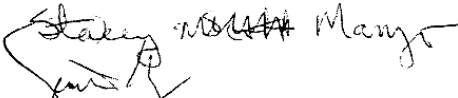
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I strongly oppose the approval of this project because the multi-unit townhouses are not compatible with the single family homes <sup>of the</sup> surrounding neighborhoods to the north, south, and west. The density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan. The townhouses are three stories in height, surrounding homes and townhouses are one and two story homes.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

  
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

This letter to be kept on record/plc.

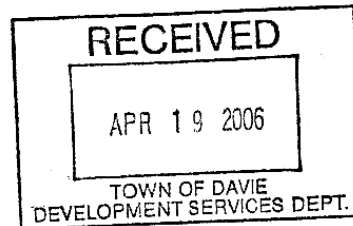
04/17, 2006

Name(s): Keith H. Wagner + Sharon E. Hart Wagner

Address: 8166 No. Savannah Circle

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because the multi-unit townhouses are not compatible w/ single family homes in the neighborhood. density exceeds 3.5 unit per acre called for in the Town's Future Land Use Plan; townhouses are 3 stories high - surrounding homes + townhouses are one + two story; the mass of the buildings not appropriate for our community that takes pride in a rural lifestyle and has not designated that area as a high-density area; units will only add to traffic problems, delays and accidents  
For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Sharon E. Hart-Wagner and Keith H. Wagner  
954-472-4549

cc: Tom Truex  
Judy Paul

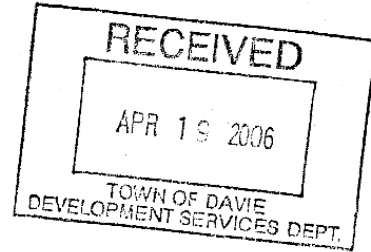
Susan Starkey  
Bryan Caletka

Michael Crowley

The property should not be re-zoned. We do not want these townhouses.

April 15, 2006

Paul and Pam Haggard  
3848 Spanish Oak Point  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-Members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project for the following reasons:

The density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan. The multi-unit townhouses are not compatible with the single-family homes of the surrounding neighborhoods to the north, south and west.

The mass of the buildings is not appropriate for a community that takes pride in a rural lifestyle and has not designated that area as a high density area.

The townhouses are three stories in height, surrounding homes and townhouses that are one and two story homes.

These units will add to traffic problems, delays, and accidents at Rolling Hills Circle and SW 30<sup>th</sup> Street, and at 36<sup>th</sup> Street and University.

For all these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

  
Paul Haggard

  
Pam Haggard

cc: Tom Turex  
Judy Paul

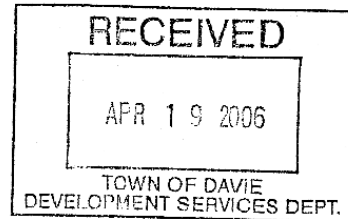
Susan Starkey  
Bryan Caletka

Michael Crowley

4-17-2006

Name(s): Barbara Baum  
Address: 3706 AMELIA ISLAND LANE  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because of traffic &  
density - I also object to 3  
story buildings.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely, Barbara Baum

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4/18, 2006

Name(s): Lisa Sacks  
Address: 3646 Amelia Island Lane  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because the density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa Sacks".

cc: Tom Truex  
Judy Paul

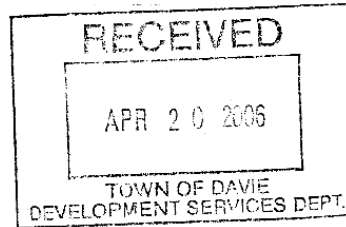
Susan Starkey  
Bryan Caletka

Michael Crowley

George & Maria Papastamatis  
8008 South Savannah Circle  
Davie, FL 33328

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because

*The town houses and pex  
in the plans will be 3 stories in height and  
so not conform to the surrounding hills. The  
density far exceeds the 3.5 units per acre  
and the complex because of its density  
will add to traffic problems.*

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*George Papastamatis*

cc. Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley



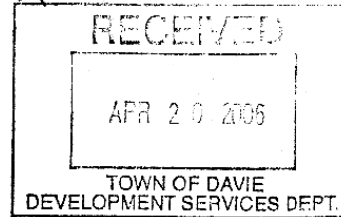
APRIL 12, 2006

Name(s): GREGORY TRASK + DALIA TRASK

Address: 8141 BERMUDA POINT LANE

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because <sup>among other things</sup> it violates the Town's Future Land Use Plan as the density far exceeds the 3.5 unit per acre density called for by the Plan; the multi-unit townhouses are not compatible with the surrounding single family homes; these units will further exacerbate traffic problems, delays and accidents at Rolling Hills Circle and SW 30<sup>th</sup> Street and at University and 36<sup>th</sup> Street.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Gregory Trask*  
*Dalia Trask*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

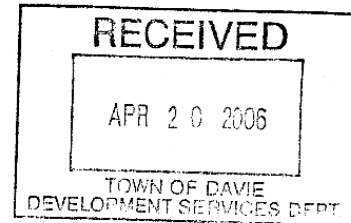
Michael Crowley

4/12/2006

Name(s): ROBERT PETRONELLA & Barbara Fake

Address: 3702 W. LAKE EST. DR.

Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because Multi-unit Townhomes are not compatible with our Single family homes of surrounding neighborhoods. Townhomes are 3 stories in height, surrounding homes are 1 and 2 story. The mass of buildings are not appropriate for a community that takes pride in a rural lifestyle. Units add to traffic problems, delays,

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

Robert G. Petronella, (Lake Estates Resident)  
Barbara Fake

cc: Tom Truex  
Judy Paul

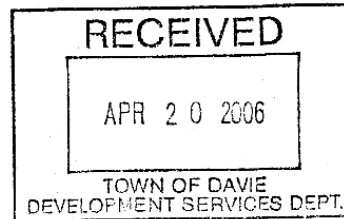
Susan Starkey  
Bryan Caletka

Michael Crowley

April 10, 2006

Name(s): BENNY & SHARON BERKOWICZ  
Address: 8224 SO LAKE FOREST DRIVE  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because  
The multi-unit townhouses are not compatible with the single family homes of the surrounding neighborhoods to the north, south, and west.  
The density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan.

The townhouses are three stories in height, surrounding homes and townhouses are one and two story homes.


The mass of the buildings is not appropriate for a community that takes pride in a rural lifestyle and has not designated that area as a high density area.

These units add to traffic problems, delays, and accidents at Rolling Hills Circle and SW 30<sup>th</sup> Street, and at 36<sup>th</sup> Street and University.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

  
SHARON BERKOWICZ

  
BENNY BERKOWICZ

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4/10/2006

Name(s): JUDI A. LANG  
Address: 3701 EAST LAKE ESTATES DRIVE  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because *This is an area of single family homes & these townhomes look like tenement houses. They do not at all fit in with Davie's "Rural" lifestyle. We have far too much traffic in this area already. The proposed change in density will only make it much worse.*

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Judi Lang*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

Dear Mr. Kutney,

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I strongly oppose the approval of this project because THE DENSITY FAR EXCEEDS THE 3.5 UNIT PER ACRE DENSITY THAT IS CALLED FOR IN THE TOWN'S FUTURE LAND USE PLAN

THESE UNITS ADD TO TRAFFIC PROBLEMS, DELAYS, AND ACCIDENTS AT ROLLING HILLS CIRCLE AND SW 30<sup>TH</sup> ST AND AT 36<sup>TH</sup> ST AND UNIVERSITY

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Thomas & Mercedes Fields*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

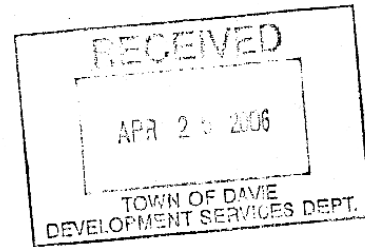
April 20, 2006

Name(s): Don & Carrie Howell

Address: 40600 E. Lake Estates Dr.

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because \_\_\_\_\_

The multi-family townhouses are not compatible with the single family homes in the surrounding neighborhoods. They are three stories in height & take away from our rural lifestyle & make community too dense. The added people will increase traffic and safety for our children riding bikes on our roads.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Don & Carrie Howell*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

Apr 24, 2006

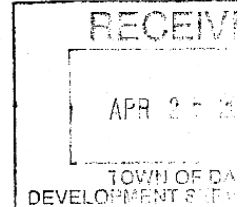
Name(s): RONI & RINA COHEN

Address: 4101 E. Lake Estates Dr.

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,



As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP-7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

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I strongly oppose the approval of this project because The Townhouses are Three Stories high and would be an eye sore For Single Family Homes to have in their backyards that will ultimately decrease the values of the Single Family homes.

Having the massive Townhouses built to our property line will change the face of our community as well as provide for a breach in our 24 hour security

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

  
Roni Cohen  
 Rina Cohen

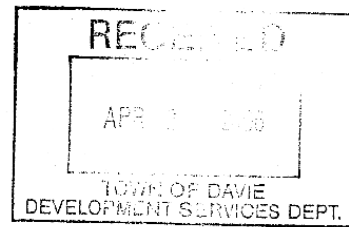
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

3761 East Lake Estates Drive  
Davie, FL 33328-3069  
April 25, 2006

Mark Kutney, Director  
Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney:

I have been a resident of Davie and a homeowner in the Lake Estates of Rolling Hills development since 1999. This letter is being written to register my strong objection to project # MSP 7.1.05, The Courtyards of Rolling Hills. Please place this document in the permanent project file and make it available to the town's Mayor, Council members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

The proposed multi-unit, three-story town homes are not compatible with the single family homes and the two-story town homes adjacent to and surrounding this proposed project to the north, south, east and west.

The road named Rolling Hills Circle was built with the aesthetics of country living in mind. This road is divided to allow for the continued growth of the grand oak trees. These majestic oak trees lend themselves to the natural beauty of our neighborhood. None of the area trees should be removed for new construction. Any new construction should enhance the existing landscape.

My family moved to this beautiful area of Davie to get away from congestion. The new units of The Courtyards of Rolling Hills will add to traffic problems, delays, and accidents at Rolling Hills Circle and SW 30<sup>th</sup> Street plus at the intersection of SW 36<sup>th</sup> Street and University Drive.

Sincerely,

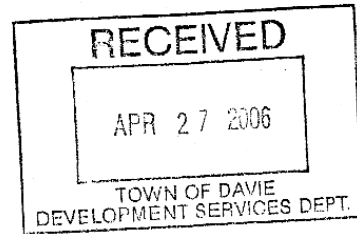
Mrs. Alice Bell  
Homeowner

cc: Mayor Tom Truex  
Councilman Bryan Caletka  
Councilman Michael Crowley  
Councilwoman Susan Starkey  
Councilwoman Judy Paul



4/25, 2006

Name(s): Limbury Wang  
Address: 8403 N LAKE FOREST Drive  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because the mass of the  
buildings is not appropriate for a community  
that takes pride in a rural life style  
and has not designated that as a high  
density area.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Limbury Wang".

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

*Rudolph & Janette Davis  
4102 West Lake Estates Dr  
Davie, FL 33328*

April 10, 2006

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney:

As a resident of Davie and a neighbor, I am writing today to register my opposition to Project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

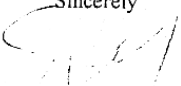
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I strongly oppose the approval of this project because of the following reasons:

- a) The density far exceeds the 3.5 unit per acre density that is called for in the Town's Future Land Use Plan.
- b) The townhouses are three stories in height, surrounding homes and townhouses are one and two story homes.
- c) The mass of the buildings is not appropriate for a community that takes pride in a rural lifestyle and has not designated that area as a high density area.
- d) These units will add to the existing traffic congestion, delays and accidents on both SW 36<sup>th</sup> Street & University and Rolling Hills Circle & SW 30<sup>th</sup> Street.

Due to all of the above reasons, I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct these townhouses on this site. I am asking the leaders of the Town Council to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely

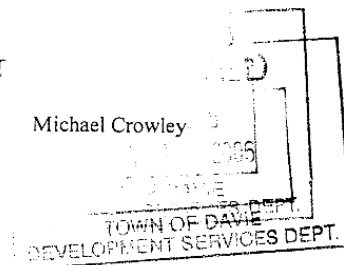
  
Rudolph Davis

  
Janette Davis

cc. Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley



The Law Offices of  
**MICHAEL H. MERINO, P.A.**  
Attorneys and Counselors at Law

MICHAEL H. MERINO, ESQ.

DAVID CASALS, ESQ.

KELLEY PRESTON  
Legal Assistant

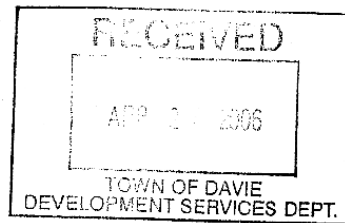
6741 Orange Drive  
Davie, Florida 33314  
Office: (954) 321-7701  
Fax: (954) 791-3024  
E-mail: [merinolegal.com](mailto:merinolegal.com)

April 25<sup>th</sup>, 2006

Mark Kutney - Director  
Development Services  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314

SENT VIA U.S. MAIL

RE: *The Courtyards of Rolling Hills*  
*Project No. MSP7-1-05*



Dear Mr. Kutney:

I am writing today to voice my opposition to Project No. MSP7-1-05, THE COURTYARDS OF ROLLING HILLS. Please immediately place this document in the permanent Project File and make it available to the Town's Mayor, Counsel Members as well as the members of all relevant committees and all personnel within the Town of Davie. Please provide this letter to all of the above prior to considering this project.

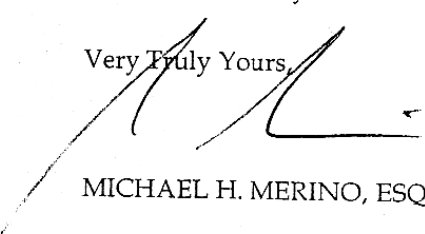
Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates of Rolling Hills, Forrest Ridge and the residential area North of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use for three and a half units per acre. I can only support re-zoning that matches that density level and is compatible with the developments of Lake Estates at Rolling Hills and Forrest Ridge. The proposed development is not compatible with the single family homes in the surrounding neighborhoods to the North, South and West.

Furthermore, the density far exceeds the three and a half unit per acre density that is called for in the Town's Future Land Use Plan. The proposed townhomes are three stories in height. The surrounding homes and townhouses are only one and two story homes. Davie is a Community that prides itself in offering a rural lifestyle for its residents. Accordingly, allowing a multi-unit townhouse project on the proposed land would be incompatible with this rural lifestyle. Furthermore, allowing the construction of an additional one hundred, thirty-three townhomes

and three single family homes will create major traffic problems, delays and accidents.

For all of the foregoing reasons, I strongly oppose the approval of this project and therefore, I am calling upon the Town Counsel to withhold approval of the Application to re-zone this property. I ask you leaders of the Town to honor its Future Land Use Plan and protect the rural lifestyle of this so coveted buyer community.

Very Truly Yours,



MICHAEL H. MERINO, ESQ.

MHM/kp

CC: Mayor Tom Truex

Judy Paul

Susan Starkey

Brian Caletka

Michael Crowley

ung → r2

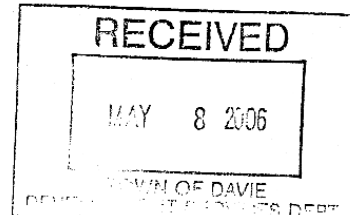
5-5, 2006

Name(s): LAWRENCE & DONNA KENNEY

Address: 3629 SPANISH CAY PT.

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because ① THREE STORIES IS TOO HIGH FOR THIS COMMUNITY OF ONE & TWO STORIE HOMES & TOWN HOMES.  
② 133 TOWNHOUSES IN THAT SMALL AREA WOULD CREATE A 'CONCRETE JUNGLE' THAT WOULD NEGATIVELY IMPACT THE AMBIENCE, TRAFFIC, AND VALUE OF THE SURROUNDING NEIGHBORHOODS.  
③ MULTI-UNIT TOWNHOUSES ARE NOT COMPATIBLE WITH THE SINGLE FAMILY HOMES TO THE IMMEDIATE SOUTH, NORTH & WEST.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Lawrence Kenney*  
*Donna Kenney*

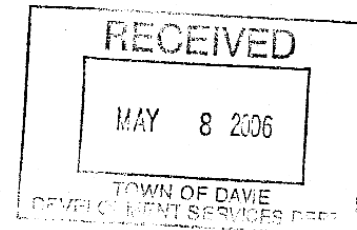
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

Gene Sorosky  
Name(s): Dona Baudfeld  
Address: 3648 Spanish Oak Point  
Davie, FL 33328

5-1- 2006



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because the traffic on SW 30<sup>th</sup> Street will increase and add to the safety of the children. Traffic problems delay and accidents on SW 30 street. Additionally, I think it goes against the town of Davie's commitment to maintaining a rural lifestyle. The density far exceeds the 3.5 unit per acre that is in the town's future land use.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

I don't think it good for property values nor is it comparable with the single family homes.  
Sincerely, Dona Baudfeld  
Gene Sorosky

cc: Tom Truex  
Judy Paul

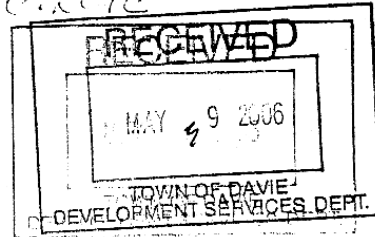
Susan Starkey  
Bryan Caletka

Michael Crowley

MAY - 8<sup>TH</sup>, 2006

Name(s): E & I GRANDE  
Address: 5068 SOUTH SAVANNAH CIRCLE  
Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because THE MASS OF THE BUILDINGS IS NOT APPROPRIATE FOR A COMMUNITY THAT TAKES PRIDE IN A RURAL LIFESTYLE AND HAS NOT DESIGNATED THAT AREA AS A HIGH DENSITY AREA.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

MR. & MRS. I / GRANDE

Giampa Proulx, Card DeGrua

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

5/6, 2006

Name(s): Henry Cusnir + Claudia Bursztyn

Address: 8048 S Savannah Circle

Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because these units add to traffic  
problems, delays, and accidents at Rolling Hills Circle and  
SW 30th Street, and at 36th Street and University Drive.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley



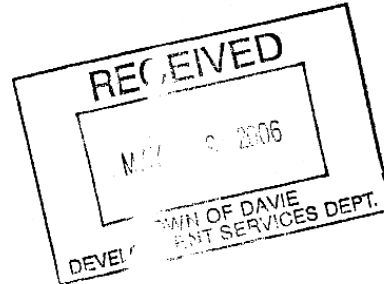
11/10/2006

Name(s): ANGELO & EVANGELIA MARINOS

Address: 8304 S. LAKE FOREST DR.

Davie, FL 33328

Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because the multi-unit townhouses are not compatible with the single family homes of the surrounding neighborhoods to the north, south and west. The density far exceeds the 3.5 unit per acre density that is called for in the town's future land use plan. The townhouses are three stories in height, surrounding 1-1 and townhouses are one or two story homes. The mass of the building is not appropriate for a community that takes pride in a rural lifestyle.

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

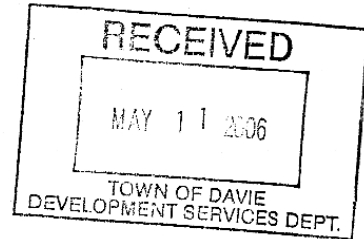
cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

4/17/06, 2006

Name(s): Salomon Wancien  
Address: 8223 North Lake Forest Drive  
Davie, FL 33328



Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

Dear Mr. Kutney,

As a resident of Davie and a neighbor, I am writing today to register my opposition to project number MSP 7-1-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Town's Mayor, Council-members, the members of all relevant committees, and all personnel within the Town of Davie. This letter should be provided to all of the above when considering this project.

Davie's Future Land Use Plan Map shows this parcel as part of a contiguous area that connects all of the land between Lake Estates at Rolling Hills, Forest Ridge, and the residential area north of 30<sup>th</sup> Street. The Future Land Use Plan indicates this area is intended for residential use with 3.5 units per acre. I can only support rezoning that matches that density level, and is compatible with the developments of Lake Estates at Rolling Hills and Forest Ridge.

I strongly oppose the approval of this project because

- The Density far exceeds the 3.5 unit/Acre in town's future land use plan
- Traffic Problems, delay at 36<sup>th</sup> St. They already exist

For all of these reasons I am calling upon the Town Council to withhold approval of the application to rezone this property in order to construct townhouses on this site. I am asking the leaders of the Town to honor its Future Land Use Plan, and to protect the rural lifestyle that is so coveted by our community.

Sincerely,

*Salomon Wancien*

cc: Tom Truex  
Judy Paul

Susan Starkey  
Bryan Caletka

Michael Crowley

**Dear Town of Davie Council Members,**

**Please be advised that I and many other residents of the Lake Estate Homes of Davie are in full support of the new community being proposed on the site of the Best Western Hotel – the Courtyards of Rolling Hills. We feel that The Courtyards project will only enhance our property values and provide a quality transition from Single Family Homes to the South and the Multi-Family Residences to the North and East of the Site.**

**For the record, my name is Ms. Tanya Wolfe and I live at 4023 W. Lake Estates Dr., in the Lake Estate Homes in Davie, Florida.**

**Thank you for your assistance with this very important matter.**

**Sincerely,**

**Ms. Tanya Wolfe**



"T. Wolfe"  
<tanyawolfe@bellsouth.net>  
05/04/2006 07:20 PM

To <tom\_truex@davie-fl.gov>, <bryan\_caletka@davie-fl.gov>,  
<mike\_crowley@dvie-fl.gov>,  
<susan\_starkey@davie-fl.gov>, <judy\_paul@davie-fl.gov>,  
cc

bcc

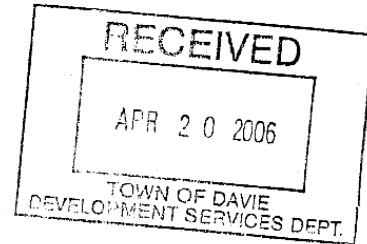
Subject Courtyards of Rolling Hills

**I am in support of the new community of Rolling Hills.**  
**Thanks,**



**Tanya Wolfe** courtyardslettersupportwolfe.doc

Richard & Perla Hoffman  
8490 S. Lake Forest Drive  
Davie, Florida 33328  
Tel 954 424-4304  
Fax 954 424-4385



April 12, 2006

Mr. Mark Kutney  
Director, Development Services  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314

Dear Mr. Kutney,

As a resident of Davie, I am writing to voice my strong opposition to project # MSP 7-01-05, The Courtyards of Rolling Hills. Please immediately place this document in the permanent project file, and make it available to the Mayor, Council Members and relevant committee members within the Town of Davie.

After attending both of the developers open meetings at Police Headquarters at which this project was received with unanimous opposition from all homeowners within Lake Estates at Rolling Hills, I was surprised to learn that after numerous negotiation sessions where the developer showed us revised plans to alleviate the numerous objections which were presented to them - that they are going ahead with their original plan and had the extreme gall to tell the town that people in our development supported the project - a complete fabrication of the truth.

I oppose the project for many reasons - a few follow:

The proposal is not compatible with the low density neighborhood next door. It far exceeds the 3.5 unit per acre density called for in the town plan.

Traffic on SW 36st street now backs up - anyone trying to take their child to school or going to pick them up will tell you that traffic now backs all the way down 36st Street from University Drive. There is a left turn only lane which few cars use & one lane for cars going straight or right. If one car is going straight (the majority make right turns to go South) the lane backs up all the way down the street. At pick up time the excess traffic from Nova decides to go straight because the left turn lane backs up across the bridge - they make a u-turn on SW 36st on the West side & back up traffic on our side again down the street. I can only imagine what will happen to our one lane road with another 190 families using the road!!

Three story townhouses (my wife is a realtor) are not selling in this market, especially

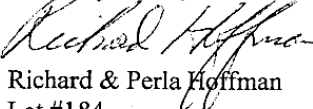
-2-

walk-ups without elevators. We can have a ghost town of high priced vacant townhouses sitting next to us as neighbors looking down into our "private" backyards. This whole project is designed to reward the developers for over-paying for the property. The density is not compatible with the surrounding neighborhood and its' rural lifestyle. There is also a security issue with townhouses being built on adjacent property being only separated by low hedges when he sold our homes to us selling it as a gated walled-in golf community.

I strongly urge the Town Council to withhold approval of the application to re-zone this property in order to construct townhouses on this site. Please honor the Future Land Use Plan & protect our community.

Thank You for your consideration.

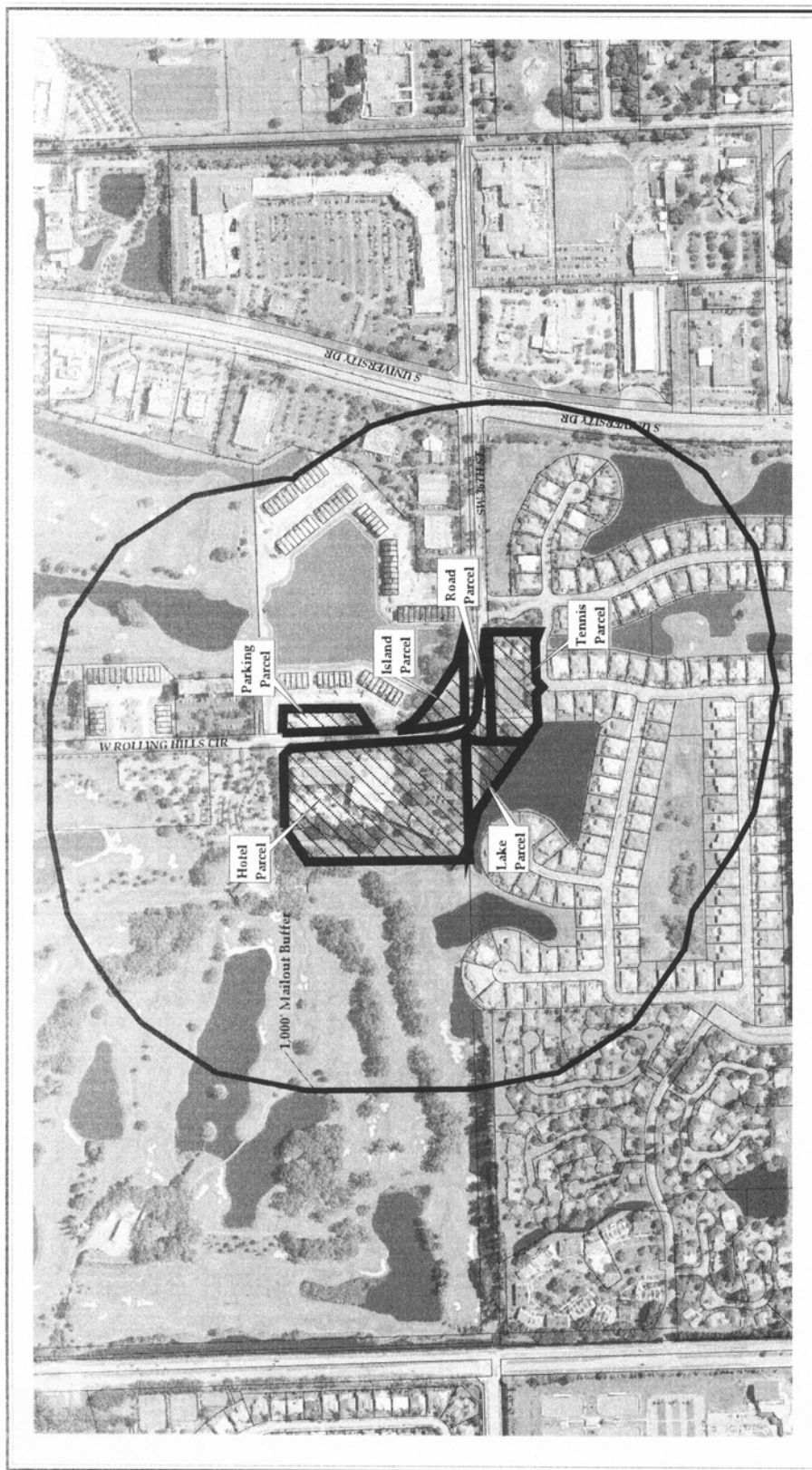
Sincerely Yours,

  
Richard & Perla Hoffman  
Lot #184  
Lake Estates at Rolling Hills



CC: Tom Truex Susan Starkey Michael Crowley Judy Paul Bryan Caletka

**Exhibit 5 (1,000' Mailout Buffer Map)**



**The Courtyards at Rolling Hills  
1,000' Mailout Buffer Map**

Prepared By: D.M.A.  
Date Prepared: 5/30/06



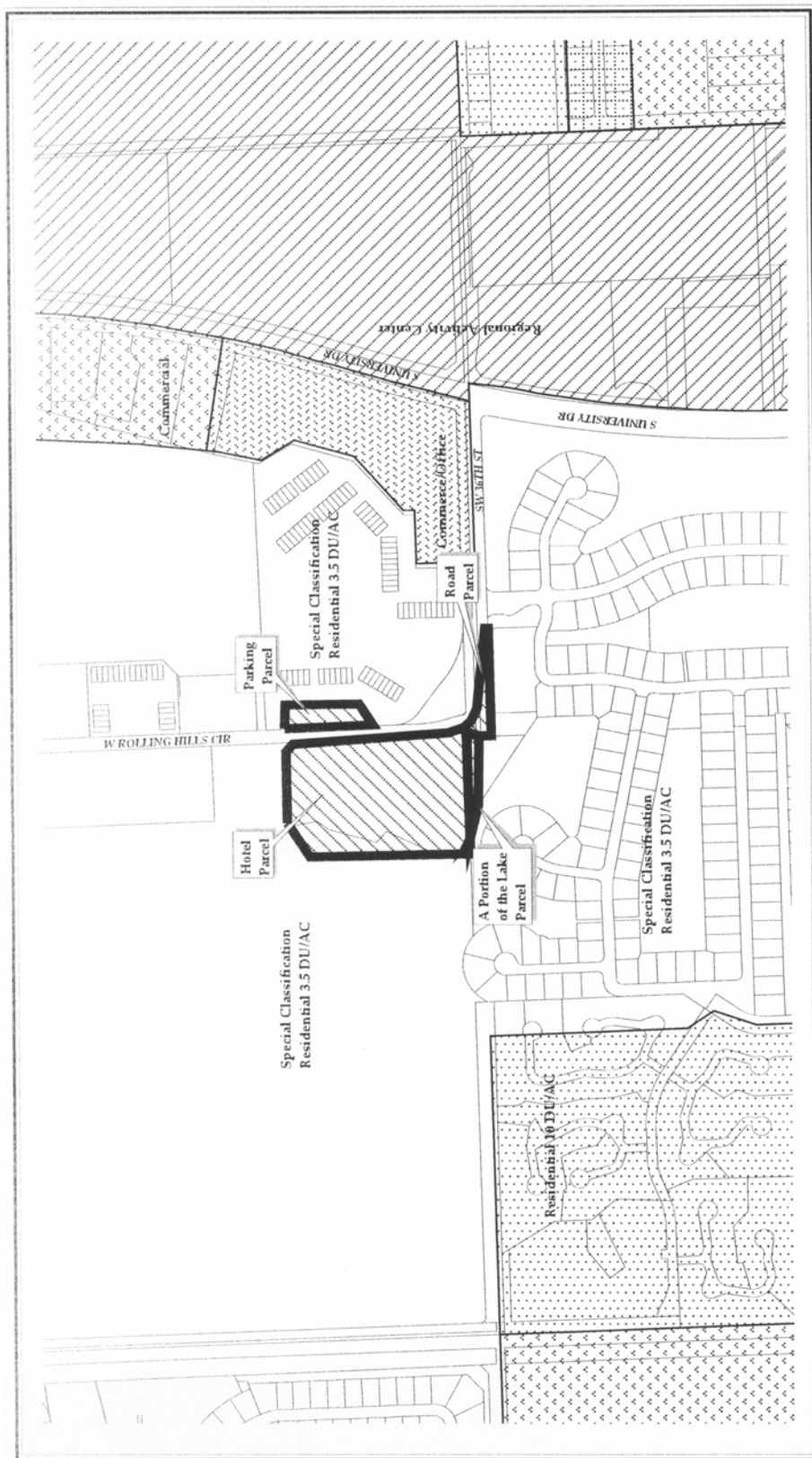
**The Town of Davie**  
Development Service Department  
Planning & Zoning Division



500 0 500 1000 Feet

Scale

# Exhibit 6 (Future Land Use Map)

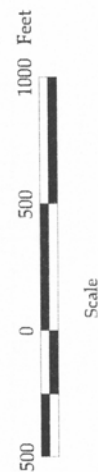


## Rezoning Application ZB 7-1-05 /The Courtyards at Rolling Hills Future Land Use Plan Map

Prepared By: D.M.A.  
Date Prepared: 5/30/06

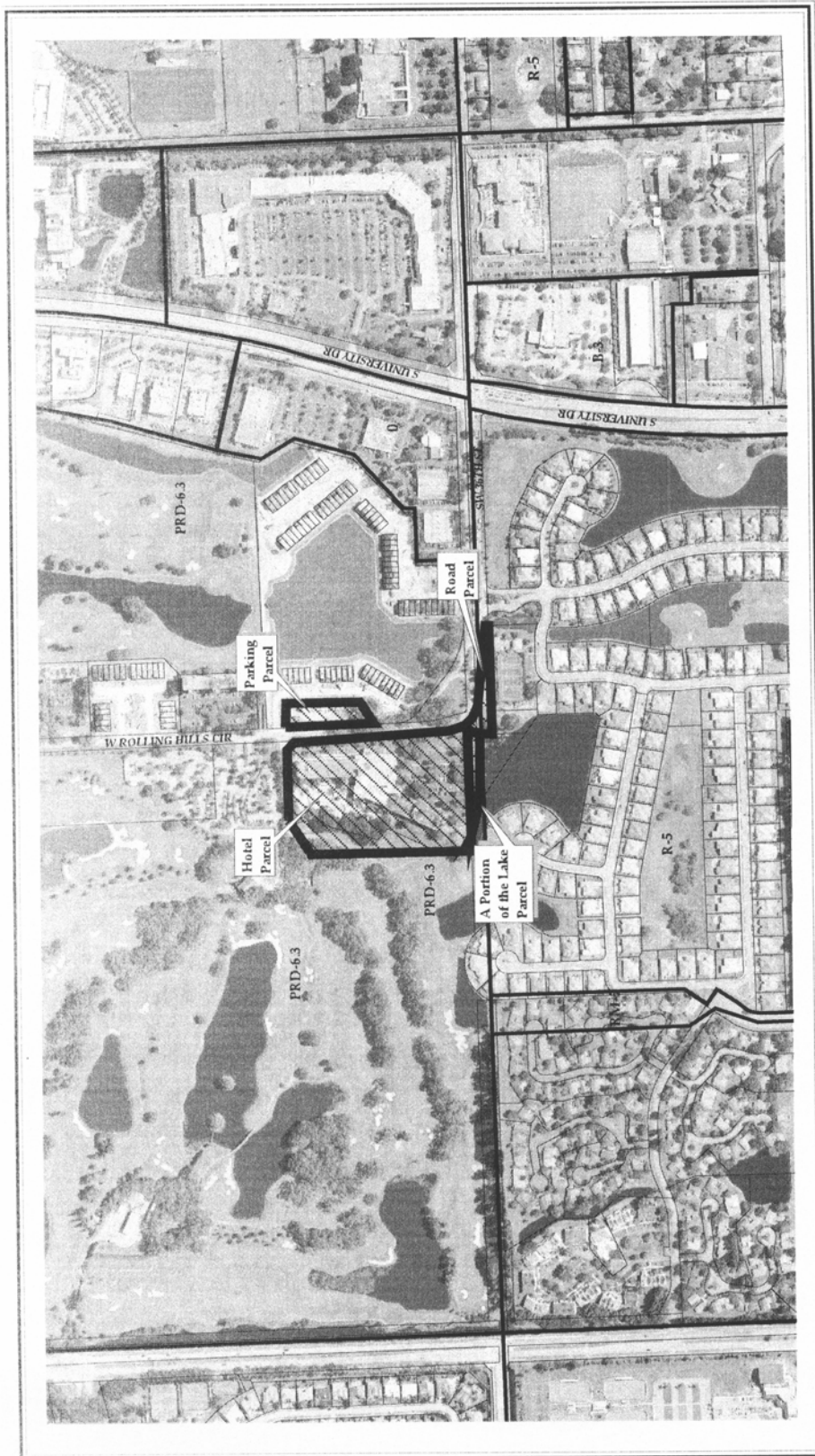


The Town of Davie  
Development Service Department  
Planning & Zoning Division





# Exhibit 7 (Subject Site, Zoning, and Aerial Map)



## Rezoning Application ZB 7-1-05 /The Courtyards at Rolling Hills Subject Sites, Aerial, and Zoning Map

Prepared By: D.M.A.  
Date Prepared: 5/30/06



The Town of Davie  
Development Service Department  
Planning & Zoning Division



500 0 500 1000 Feet

Scale

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